

ARTICLE SIX

LAND USE, TYPE, DENSITY, INTENSITY

ZONING AND REGULATORY CONTROLS

6.00.00 GENERAL: This Article implements the goals, objectives and policies set forth in the Comprehensive Plan relating to land use in Santa Rosa County. Provisions set forth as to type of land use, density and intensity permitted are correlated with the districts shown on the Future Land Use Map and the Zoning Maps.

6.00.01 Legislative Intent of Residential Districts: The residential districts established in this Section (AG, RR-1, R-1, R1-A, HR-1, HR-2, R-1M, R-2, R-2M, R-3, C-2M, and residential portions of PUD and PBD districts) are designed to promote and protect the health, safety, morals, convenience, order, prosperity and other aspects of the general welfare. The general goals include:

- A. To provide sufficient space in appropriate locations for residential development to adequately meet the housing needs of the present and expected future population of the County.
- B. To efficiently utilize existing public ways and to mitigate the effects of heavy traffic, especially through traffic in residential areas.
- C. To protect residential areas against flood, fire, explosions, toxic and noxious matter, radiation, and other hazards, as well as offensive noise, vibration, smoke, dust and other particulate matter, glare and other objectionable influence.
- D. To protect residential areas against undue congestion, by regulating the density of population, the intensity of activity and the bulk of buildings in relation to the surrounding land and to one another and by providing for off-street parking spaces for automotive vehicles.
- E. To require the provision of open space and landscaping in residential areas wherever practical in order to open up residential areas to light and air, to provide open areas for recreation, to enhance scenic quality, to facilitate surface drainage, and thereby to provide a more desirable environment for living areas.
- F. To provide for access of light and air to windows and provide for privacy by controls over the height of buildings or other structures.

- G. To provide appropriate space in accessible locations for public and private educational, religious, recreational and similar facilities and public utilities which serve the needs of nearby residents, generally function more effectively in a residential environment and do not create objectionable influence; and to coordinate the intensity of residential land use with community facilities which are appropriately located and designed.
- H. To promote the most desirable use of land as well as the appropriate location and density of development, to promote stability of residential areas by providing for smooth transitions in residential density, to effectuate and maintain adequate levels of public services, to conserve the value of land and buildings, to protect the County's present and future tax revenues and to achieve the objectives of the Comprehensive Land Use Plan.

6.00.02 General Legislative Intent of Commercial Districts: The Commercial districts established in this Section (NC, HCD, and PBD and HC-1 and commercial portions of PUD districts) are designed to promote and protect the health, safety, morals, convenience, order, prosperity and other aspects of the general welfare. The general goals include:

- A. To provide sufficient space, in locations accessible to residential areas, for local retail services and trades catering specifically to the recurring shopping needs of the occupants of nearby residences.
- B. To protect both retail and service developments and nearby residences against flood, fire, explosion, toxic and noxious matter, radiation and other hazards, and against offensive noise, vibration, smoke, dust and other particulate matter, odorous matter, glare, and other objectionable influences.
- C. To protect both retail and service developments and nearby residences against congestion, by regulating the intensity of retail and service developments consistent with their marketing functions, preserving open space and access to light and air, by traffic, by providing for off-street parking and loading facilities and regulating the height of buildings and other structures.

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- D. To provide sufficient and appropriate space, and in particular, sufficient area to meet the needs of the County's expected future economy and to encourage planned commercial development concentrated in regional, community and local commercial centers with adequate areas for vehicular and pedestrian circulation, open space and landscaped areas to facilitate surface drainage and enhance scenic quality and to discourage proliferation of commercial uses in non-commercial areas.
- E. To provide sufficient space in appropriate locations for commercial districts which satisfy specific needs of the County for medical services, offices, highway oriented goods and services, and other commercial trades and services.
- F. To provide sufficient space in appropriate locations for the mixture of high density residential and restricted commercial developments where standards for development will provide protection to established areas and alleviate any potential adverse impacts often characterizing transitional areas in commercial districts.
- G. To provide appropriate space for varied commercial activities within a compatible environment and in accord with the Comprehensive Land Use Plan, to promote a viable economic base within the County, to protect the character of the districts and their particular suitability for particular uses to conserve the value of land and buildings and to protect the County's present and future tax revenues and to achieve the objectives of the Comprehensive Land Use Plan.

6.00.03 General Legislative Intent of Industrial Districts: The manufacturing districts established in this Section (CT, M-1, M-2, PID, and C-1M districts) are designed to promote and protect the health, safety, morals, convenience, order, prosperity and other aspects of the general welfare. The general goals include:

- A. To provide sufficient space in appropriate locations to meet the needs of the urbanizing area's expected economic expansion for all types of distributive, industrial and related activities, with due allowance for the need for choice of suitable sites.
- B. To protect distributive, industrial and related activities, as well as residential and related activities by providing for the separation of these uses and, as far as possible, provide that appropriate space needs for distributive and industrial activities are available by discouraging the use of such space for residential purposes.

- C. To permit industrial development which is reasonably, free from danger of fire, explosions, toxic and noxious matter, radiation, smoke, dust or other particulate matter, and other hazards from offensive noise, vibration, odorous matter, glare and other objectionable influences, by regulating the emission of such nuisances, through appropriate performance standards.
- D. To protect adjacent residential and commercial areas and to protect the labor force in other establishments engaged in less offensive types of industrial activities which involve danger of fire, explosions, toxic and noxious matter, radiation, heat, humidity, glare and other objectionable influences, by permitting such development in areas where this ordinance restricts the emission of such nuisances.
- E. To protect industrial activities and related developments against congestion, as far as is possible and appropriate in each area, by limiting the bulk of buildings and by requiring off-street parking, open space, buffer strips and other appropriate site development criteria.
- F. To promote the most desirable use of land and direction of building development, to promote stability of industrial and related development, to strengthen the economic base of the urbanizing area, to protect the character of these districts and their peculiar suitability for particular uses, to conserve the value of land and buildings, and to protect the County's present and future tax revenues, and to protect the County's present Comprehensive Land Use Plan.

6.01.00 DISTRICTS ESTABLISHED: Santa Rosa County hereby is divided into districts and the districts shall be known as:

P-1	Park District (Passive)
P-2	Park District (Active)
AG	Agriculture District
AG-2	Agriculture District
ER	Estate Residential District
RR-1	Rural Residential District
R-1	Single Family Residential District
R-1A	Single Family Residential District
R-1M	Mixed Residential Subdivision District
R-2	Medium Density, Multiple Family Residential District
R-2M	Medium Density Mixed Residential District
R-3	Medium High Density, Multiple Family Residential District
PUD	Planned Unit Development District

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PBD	Planned Business Development District
NC	Neighborhood Commercial District
HCD	Highway Commercial Development District
C-1M	Marina District
C-2M	Marina/Yacht Club District
CT	Commerce and Technology Park District
M-1	Restricted Industrial District
M-2	General Industrial District
PID	Planned Industrial Development District
HR-1	Historical Single Family Residential District
HR-2	Historical Medium Density Residential District
HC-1	Historical Commercial District

6.02.00 BOUNDARIES ESTABLISHED: The boundaries of the districts are shown upon the official zoning map which is hereby adopted by reference and made a part hereof entitled "The Santa Rosa County, Florida, Zoning Map", as prepared by the Community Planning, Zoning and Development Division of Santa Rosa County dated the effective date of this ordinance. The Zoning Map and all the notations, references and other information shown thereon are a part of this Ordinance and have the same force and effect as if such information set forth on the map were all fully described and set out herein. The Official Zoning Map properly attested to is on file in the offices of the County Clerk and Community Planning, Zoning and Development Division. The Community Planning, Zoning and Development Division shall make subsequent revisions and amendments to said map. Appropriate dates and revisions to each ordinance which effected such revisions or amendment shall be reflected thereon.

6.02.01 Boundaries and Regulations - Adopted

- A. The boundaries of the Santa Rosa County Planning Area and its districts as are shown upon the map adopted by this Ordinance are hereby adopted and approved.
- B. The regulations of this Ordinance are hereby established and declared to be in effect upon all lands included within the boundaries of each and every district shown upon said map.
- C. This Ordinance shall not be construed to prevent the construction of a single family dwelling on any lot which was a lot of record as of the effective date of this ordinance, although such lot may have a lesser area or width than is required in the district in which said lot is located.

6.02.02 Determination of Boundaries: Where uncertainty exists as to boundaries of any district shown on the maps adopted herein, the following rules shall apply:

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- A. Where such district boundaries are indicated as approximately following street lines, alley lines or lot lines, such lines shall be construed to be such boundaries.
- B. On un-subdivided property the location of the district boundary, unless the same is indicated by dimensions, shall be determined as accurately as possible by the use of the scale appearing on the original map.
- C. In a duly platted subdivision where a district boundary divides a lot, the zone classification of the greater portion shall prevail through the individual lot.
- D. Where any street or alley was heretofore or is hereafter officially vacated or abandoned, the regulations applicable to each parcel of abutting property shall apply to that portion of such street or alley added thereto by virtue of such vacation or abandonment.
- E. All territory which is hereafter added to the Santa Rosa County Planning Area shall be reviewed for appropriate zoning by the Planning and Zoning Division and recommendations sent to the Santa Rosa County Board of County Commissioners for consideration.

6.03.00 LAND USE CLASSIFICATIONS AND ACTIVITIES (Descriptions and Definitions): The purpose of these provisions is to classify uses into specially defined types on the basis of common functional characteristics and similar compatibility with other uses. These provisions apply throughout this ordinance. All land use activities are classified into the following activity types. If an ambiguity should arise where it is not clear in what activity a given use should be classified, the use shall be allowable only in the less restrictive zoning district.

6.03.01 Residential Activities

- A. Single family dwelling (including zero lot line and cluster homes);
- B. Duplex (two family dwelling including zero lot line and cluster homes); and
- C. Multiple family dwelling (three or more family dwelling).

6.03.02 Community Facility Activities

- A. Administrative Services: Activities typically performed by not-for-profit private or public social services, charitable organizations and utility administrative offices.
- B. Child Care Services: Activities typically performed by an agency, organization individual providing day care without living accommodations for more than four (4) pre-teens not related by blood or marriage, and not the legal wards or foster children of the attendant adult.

- C. Club: (public, private, or not-for-profit): Activities typically performed by a group of persons for social or recreational purposes not operated for a profit or to primarily render services which are customarily carried on as a business for profit.
- D. Cultural or Civic Activities: Activities typically performed by public or not-for-profit private entities for the promotion of a common cultural or civic objective such as literature, science, music, drama, art or similar objectives.
- E. Educational Institutions: A place for systematic instruction with a curriculum the same as customarily provided in a public school or college. These activities include nursery school and kindergarten facilities designed to provide a systematic program to meet organized training requirements.
- F. Golf Courses: Large unobstructed acreage with enough room over which to walk or ride a prescribed course, and to stroke a ball long distances. Commercial miniature golf courses and driving ranges and similar facilities are excluded from this activity as defined.
- G. Nursing Homes: (rest homes or convalescent): Activities customarily performed by a home for the elderly or infirm in which three or more persons not of the immediate family are received, kept, provided with food, shelter and care for compensation. This activity shall not include duly state licensed volunteer adult foster care homes in which three or less foster adults are placed. Neither does the principal activity include hospitals, clinics or similar institutions devoted to the diagnosis and treatment of the sick or injured.
- H. Place of Worship: Activities customarily performed in a building where persons regularly assemble for religious worship and which building, together with its accessory buildings and uses, is maintained and controlled by a religious body organized to sustain public worship.
- I. Public and Private Utilities and Facilities: Buildings, structures, equipment, or uses of land which is customary and necessary to the maintenance and operation of essential public services and major capital improvements, including transportation, sanitary sewer, electricity and gas transmission systems; water distribution, collection and disposal, law enforcement and fire protection, communication, solid waste, drainage, potable water, educational parks and recreational, health systems and facilities, and similar services and facilities.

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- J. Special Residential Facilities: A facility licensed to serve clients of the Department of Health and Rehabilitative Services which provides a living environment for unrelated residents who operate as a functional equivalent of a family, including such supervision and care by support staff as may be necessary to meet the physical, emotional and social needs of the residents. The clients (residents) are limited to: children, the aged, physically disabled, handicapped, developmentally disabled and mentally ill who do not constitute a direct threat to the health, property, and safety of the neighborhood.

6.03.03 Commercial Activities

- A. Business and Professional Offices: Insurance and real estate brokerage services; photographic studio services, excluding sale of supplies and equipment; the provisions of advice, information or consultation of a professional nature (other than services classified as community facility activities or financial and banking services or medical services). This also includes executive management and administrative activities of private, profit oriented firms. These activities generally do not include the storage of goods and chattels for the purposes of sale.
- B. Commercial Amusement: Active or passive recreation facilities by profit oriented firms.
- C. Restricted Sales and Services: Small limited item shops and stores limited to retail sales of frequently needed small convenience items or services typically needed on a frequent and recurring basis such as barber and beauty care, small scale drug stores, dry cleaning pick-up stations (excluding cleaning and repair services); specialty food shops such as wine and cheese stores, imported food shops, or similar unique limited item shops (excluding general food market stores); interior decorators with or without display and with no warehousing. This land use classification is intended to accommodate shops with limited inventory or goods directed expressly to a special market area including:
1. A household market area in the immediate vicinity as opposed to county-wide or regional;
 2. a specialized market with customized service demand; or
 3. a tourist oriented market area in the immediate vicinity. Scuba shops, repair shops, motor vehicles parts, health spas, wholesale, warehousing, and discount stores and similar general sales stores are expressly excluded.

- D. Financial and Banking Services: Including full service banking; drive-in banking; loan companies; savings and loan services and stock brokerage services.
- E. Funeral Homes: Undertaking and funeral services involving the care and preparation of the deceased prior to burial, excluding cremators, crematory operations and columbaries.
- F. General Retail Sales and Services: Retail sale or rental from the premises of goods or both goods and services for personal, informational, or instructional service; department stores; hardware stores; supermarkets; pet shops; large specialty shops; furniture stores (without large scale warehousing); decorating services and sales; carpet stores, dry goods stores; personal sales and services; household goods and services; Volume 1, Article 32, Fire Prevention Code, 1985 Edition, Class IV or Class V dry cleaning establishments using only non-flammable Class IV solvents such as perchloroethylene, except for spotting as provided in Volume 1, Article 32, Section 4-4.5 of the Fire Prevention Code, 1985 Edition, lawn and garden supplies; office equipment and supplies, and other similar goods and services. These activities exclude the following: sale and rental of motor vehicles except small parts and accessories; sale of construction materials except paint, fixtures and hardware activities.
- G. Guest Houses, Boarding Houses and Transient Quarters: Any structure including converted dwellings in which less than ten rooms, with or without meals, are rented or otherwise provided for compensation to seasonal residents or transients for their temporary care and lodging.
- H. Hotels and Motels: A building or other structure used, maintained, or advertised as a place where ten (10) or more rooms are offered on a short term or transient basis for sleeping or living accommodations and which may include as an accessory use one or more main dining room areas.
- I. Hospitals and Extensive Care: Institutions providing health services, primarily for in-patients, and medical or surgical care; including, as an integral part of the institution, related facilities, central service facilities, and staff offices.
- J. Marinas: Recreational, commercial, and industrial facilities located adjacent to a public navigable waterway and which are provided with slips and moorings for securing, servicing or repairing of watercrafts. Major repairs, such as construction or rebuilding of boats, installation of new bottoms or substantial structural additions or alterations, are prohibited in conjunction with recreational and commercial marinas as they are industrial activities.

- K. Medical Services: The provision of therapeutic, preventive or corrective personal treatment services by physicians, dentists, and other licensed medical practitioners, as well as the provision of medical testing and analysis services. These services are provided to patients who are admitted for examination and treatment by a physician and with no overnight lodging.
- L. Parking Garages: A public or private commercial building or structure solely for the off-street parking or storage of operable motor vehicles.
- M. Plant Nurseries and Landscape Services: Cultivation and sale of flowers, shrubs, trees, and plants at wholesale, retail or both, as well as provision of related consultative services.
- N. Restaurants: Any establishment where the principal business is the sale of food or beverages to the customer in a ready-to-consume state and where the design or principal method of operation includes two or more of the following:
1. Customers, normally provided with an individual menu, are served generally in non-disposable containers by a restaurant employee at the same table or counter at which said items are consumed.
 2. Ice cream parlors and other small specialty restaurants having floor area exclusively within a shopping or office center and sharing common parking facilities with other businesses within the center.
 3. A cafeteria or cafeteria type operation where foods or beverages generally are served in non-disposable containers and consumed within the restaurant building.
 4. Customers purchase food or beverages for carry out, pick-up or drive-thru.
 5. Foods or beverages served generally in edible containers or in paper, plastic, or other disposable containers for consumption within the restaurant building or for carry-out consumption.
- O. Trade Service and Repair: Shops providing services requiring skilled labor or craftsmanship for the repair of household items, including appliances, typewriters, watches, locks and similar items, as well as printing, copy and blue printing services; and similar trades and services. All such general retail and services shall not involve outside storage, except where otherwise provided in this ordinance.
- P. Limited Vehicular Service and Maintenance: Establishments such as gas stations for the dispensing of motor fuels and related products as retail and having pumps, underground storage tanks and other facilities for such activity and which may

include the retail sale of minor automobile parts and accessories such as tires, batteries, spark plugs, fan belts, shock absorbers, mirrors, floor mats, cleaning and polishing materials and similar items, and which may include the inspection, servicing or minor repair of motor vehicles and does not have more than three (3) enclosed service bays or stalls with individual outside access or doors. These services shall not include body repair and painting, frame straightening, or tire recapping or vulcanizing.

- Q. Vehicular Sales and Service: The retail or wholesale sale or rental of motor vehicles and related equipment, such as dealerships, with incidental service and maintenance carried on within an enclosed building with no more than two automobile access doorways.
- R. Veterinary Medical Services: The provision of animal medical care, treatment, and temporary boarding of such animals by a Florida licensed veterinarian.
- S. Wholesale Trades and Services: The display, limited storage and sale of goods to other firms for resale, excluding outside storage, except as otherwise provided in this Ordinance.
- T. Self Service Storage Facility: Any real property designed and used for the purpose of renting or leasing individual storage space to tenants who are to have access to such space for the purpose of storing and removing personal property. No individual storage space may be used for residential purposes.

6.03.04 Industrial Activities

- A. Vehicular Service and Maintenance: Establishments for the dispensing of motor fuels and related products as retail and having pumps, underground storage tanks and other facilities for such activity and which may include the retail sale of minor automobile parts and accessories such as tires, batteries, spark plugs, fan belts, shock absorbers, mirrors, floor mats, cleaning and polishing materials and similar items, and which may include the inspection, servicing or minor repair of motor vehicles having one or more enclosed service bays or stalls. These services may include body repair and painting, frame straightening, or tire recapping or vulcanizing.
- B. Limited Impact Industrial: Activities such as processing, fabrication, assembly, packaging, wholesaling, warehousing, storage and distribution: limited manufacturing, fabricating, or assembling of parts or products, primarily from previously prepared materials; and service establishments such as heavy machinery or heavy equipment rental, laundry or dry cleaning, which are other than convenience sales services.

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Activity is performed in a fully enclosed building whenever practical and outdoor storage is allowed when visually screened. This classification excludes basic industrial processing from raw materials.

- C. General Industrial: This classification includes activities such as heavy manufacturing, saw mills, asphalt and concrete plants, truck or bus terminal, service, maintenance and storage facilities, and salvage yards; manufacturing of products, primarily from extracted or raw material, or bulk storage and handling of such products and materials.
- D. Aviation Activities: This classification includes the design, development, production and operation of aircraft; activities such as air operations; aircraft storage hangars and accessory uses; flying clubs; rental excursions of aircraft, and air cargo.
- E. Research and Development: Establishments primarily engaged in the research, development, and controlled production of high-technology electronic, industrial or scientific products or commodities for sale. Uses include aerospace and biotechnology firms, and non-toxic computer component manufacturers. This classification also includes assembly, testing and repair of components, devices, equipment, systems, parts and components; research and development laboratories including biochemical and chemical development facilities, pharmaceutical, and medical research.

6.03.05 Accessory Activities: In addition to the principal activities expressed above, each activity type shall be deemed to include activities customarily associated with and appropriately incidental and subordinate to the principal activity when located on the same zone lot as such principal activity and meet the additional conditions set forth below. Such accessory activities shall be controlled in the same manner as the principal activities within such zone except as otherwise provided in Section 2.10.06. Accessory activities include, but are not limited to, the activities indicated below:

- A. Off-street parking and loading serving a principal activity, whether located on the same zone lot or on a different zone lot, but only if the facilities involved are reserved for the residents, employees, patrons or other persons participating in the principal activity.
- B. Home occupation accessory to a residential activity shall be carried on within a dwelling unit, or accessory building by one or more residents of the dwelling unit and shall not occupy more than 20 percent of the total floor area of such dwelling unit or more than 300 square feet of floor area. Home occupation shall not include the manufacture and repair of motor vehicles or transportation equipment. The following shall not be permitted:

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1. Exterior displays, or a display of goods or chattels visible from the outside or exhibited on the premises by any method or device whatsoever, including signs which would indicate from the exterior that the dwelling unit, or accessory building is being utilized in whole or in part as a home occupation;
 2. Use, in connection with the home occupation, of any mechanical or electrical equipment, except that which generally would be used for purely domestic or household purposes;
 3. Storage materials or goods or chattels, or any part or parts outside of principal or accessory building or other structure;
 4. External structure alterations not customarily in residential buildings;
 5. Offensive noise, vibration, smoke, dust, or other particulate matter, odorous matter, heat, glare or other objectionable effects;
 6. Employment of other persons than a family member of the dwelling unit in the conduct of the home occupation.
 7. The home occupation shall not generate more than eight (8) vehicular trips per day.
 8. Group instruction or assembly; fortune telling; massage parlors, modeling studios, photography studios and similar services;
 9. Parking of heavy equipment such as backhoes, bulldozers, tractor trailer rigs, dual axle trucks, and front end loaders, etc., shall be prohibited in recorded subdivisions in residentially zoned districts except for equipment located at construction sites.
 10. Storage of more than one (1) motor vehicle used for the home occupation is prohibited.
- C. Residential occupancy customarily associated with and appropriately incidental to a principal non-residential activity on the same lot.
- D. Operation of a cafeteria for employees, residents, patrons or others participating in the principal activity by an organization engaged in a Community Facility Activity on the same zone lot. Where the principal activity is permitted only after approval as a "conditional use," an accessory cafeteria must be approved as a part of the action granting approval to the subject conditional use.

- E. Operation of an administrative office customarily associated with and incidental to a principal industrial or commercial activity on the same lot, but only if such office does not occupy more than 49% of the total floor area and open space, display, storage, production and service area occupied by the same firm on the same zone lot.
- F. Docks, Piers and Mooring Devices: Non commercial structures such as piers, docks, wharves, mooring devices, lifting and launching devices, the decking of which is no higher than three (3) feet above mean high water, are permitted as accessory structures where allowed in residential districts.

Such structures shall not extend seaward from the property line for more than three hundred (300) feet or fifteen (15) percent of the open water span at the point of installation whichever is less, except as provided in Section 6.03.05(F)(5.b).

When structures are constructed on waterfront property and are to cross on or over areas of public access, this access may not be impeded or blocked by such structures. The owner of said structure must construct or provide public access. This provision shall apply only to water front property located on Escambia Bay south of Highway 90, Blackwater Bay south of Interstate 10, East Bay and Santa Rosa Sound.

On all construction of docks, boathouses, piers, retaining walls, seawalls, and dolphin poles a zoning review and site plan must be filed and approved by the Community Planning, Zoning and Development Division before building permits can be obtained or construction begun.

The site plan must include:

1. A survey of the property showing all boundaries.
2. Permits or exemption letters from FDEP and Army Corps of Engineers.
3. A drawing of the proposed structure with exact dimensions and their placement on the property. The location, relative to the body of water including protrusion into or over the body of water, must be shown.
4. A plat, survey or other documentation to confirm the width or distance across the body of water.
5. All canal front construction must meet the following dimensions and setbacks.

- a. Side setbacks will be fifteen (15) feet or fifteen (15) percent of the water frontage width whichever is less.
- b. All construction including dolphin poles and/or moored watercraft shall be set back from the center line of the canal a distance equal to twenty-five percent (25%) of the canal width except for Polynesian Isles Subdivision canal system and the terminal ends of any canals. The requirements for those areas are as follows:

The terminal ends of the canals are considered special circumstances. In such cases the Planning and Zoning Department shall have discretion in determining the setbacks, configurations and distances into the canal for docks/piers and boatlifts. The goal will be to allow a property owner the ability to moor a boat in such a manner that does not deny nearby property owners similar mooring ability. Adjacent or affected property owners as determined by the Planning and Zoning Department will be consulted to determine the impact to them. If any such affected property owner has objections and a compromise can not be obtained, the applicant must apply for a variance from the Santa Rosa County Board of Adjustments. The SRCBOA decision shall be based upon the goal of allowing a property owner the ability to moor a boat in such a manner that does not deny nearby property owners similar mooring ability.

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The Polynesian Isles Subdivision canal system shall consist of the following subdivisions: Polynesian Islands, Polynesian Islands First Addition, Bay Ridge Park Second Addition, Whisper Bay Seventh Addition, and Ebbtide Townhomes. A dock or pier may not extend more than five (5) feet into the canal past the platted or surveyed property line. The only thing that may be allowed to extend into the canal in addition to a dock/pier is a boat lift. A boat lift may extend an additional ten (10) feet past the platted or surveyed property line into the canal. The boat lift may be covered with a roof. There can be no walls extending down from the roof line enclosing any portion of the boat lift. No elements, members, catwalks, dock, roof overhangs or moored/docked watercraft can extend into the canal more than a combined total of fifteen feet past the platted or surveyed property line. All moored or docked watercraft must be inside the limits of the boatlift or along side and resting against the allowed dock.

- c. Decking shall be no more than three (3) feet above mean high water.
 - d. Seawalls must be located on or behind the surveyed property line bordering the canal.
 - e. No waterfront construction, except for seawalls may begin until the foundation for the residence has been completed and inspected.
 - f. Building permits must be posted in accordance with the building code.
 - g. Boat shelters or storage structures shall be unwallled and shall not have roofs exceeding twenty-five (25) feet above mean high water.
6. Clearing of canal front property.
- a. Permits from the enforcement official will be required for the clearing of brush or shrubs on waterfront property. These permits must be posted on the property for public inspection.
 - b. Property may not be cleared closer than twenty (20) feet of the waterline unless a retaining wall is installed.

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- c. All red clay fill must be within foundation limits or under the driveway limits.
- d. The enforcement official will verify all waterfront setbacks.

Unwalled roof areas or boat shelters are permitted as accessory structures on conforming piers, docks, or wharves provided that no part of such superstructure extends further seaward from the property line than the permitted pier, dock or wharf and provided that the top of such structure shall not be more than twenty-five (25) feet above the mean high water line.

6.04.00 GENERAL PROVISIONS

6.04.01 Compliance With Code: No principal or accessory building, structure or use shall be erected, reconstructed or structurally altered, extended or enlarged while such building, structure or use does not comply with all applicable regulations established by this ordinance including parking, landscaping and all other Performance Standards for the location in which the building, structure or land is situated.

6.04.02 Encroachment of Yard or Open Space: The minimum yards and other open space provisions contained in this ordinance for each and every building hereinafter erected or structurally altered, shall not be encroached upon or considered as yard or open space requirements for any other building.

6.04.03 Number of Buildings Per Lot in Single Family Districts: In single family districts every building hereafter erected or structurally altered shall be located on a lot as herein defined and in no case shall there be more than one dwelling unit and the customary accessory buildings on one lot except while constructing a new dwelling on said lot in which case the old dwelling must be removed prior to permanent power or certificate of occupancy issuance or no longer than twelve (12) months after applying for initial building permit.

6.04.04 Uses and Parking of Recreational Vehicles: As of the adoption date of this ordinance, the use of recreational vehicles as permanent living quarters is forbidden, except in duly licensed campgrounds and in P-2 districts. All recreational vehicles located in residential districts except for those being stored and not occupied and located on the same lot with the principal structure shall be removed within 60 days of the effective date of this ordinance.

6.04.05 Continuance of Mobile Homes and Mobile Home Parks: Those house trailers, mobile homes, and duly licensed mobile home parks existing at the time of adoption of this ordinance located in the Santa Rosa County Planning area are hereby allowed to continue pursuant to Article 9 herein, provided that they meet all applicable building, plumbing, and electrical codes as amended from time to time.

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The number of mobile homes shall be limited to that number authorized by the mobile home license in effect at the time of adoption of this ordinance.

6.04.06 Temporary Buildings: No temporary building or structure shall be erected on any lot in any district, provided however that this provision shall not be construed to prevent the erection of a temporary construction office or sales office such as normally used by contractors on or near the premises while a building or other project is under construction, provided such temporary building is removed no later than ninety (90) days from the date of issuance of a certificate of occupancy.

Tents and canopies, (a tent or canopy being a portable shelter of canvas, plastic, etc. stretched over a supporting framework of poles with ropes and pegs) used for commercial or promotional purposes may be permitted on a temporary basis as follows:

- A. Tents used for such purposes shall be allowed in the zoning district permitting those uses.
- B. Tents or canopies greater than four hundred (400) square feet must obtain Zoning and Building Department Permits. Tents or canopies four hundred (400) square feet or less must abide by the same regulations as tents and canopies requiring permits.
- C. Permits shall be limited to thirty (30) calendar days in a six (6) month period. Failure to remove such tents or canopies upon expiration of the thirty (30) day period shall constitute a violation of this ordinance.
- D. A notarized affidavit indicating permission to use the property for such purpose must be obtained from the property owner.
- E. The following assurances must be addressed prior to issuance of a permit:
 - 1. No nuisance, hazardous or non-safe conditions, as determined by the Building Inspector, will be allowed in conjunction with the temporary use of such tents or canopies.
 - 2. Vehicular parking associated with such uses shall be sufficient and vehicular traffic shall not create a safety problem.
 - 3. A 25 foot setback from all property lines shall be required for such structures.

6.04.07 Subdivision Sales Office: Nothing contained in this ordinance shall be construed to prevent the owner or sales agent of a subdivision from using or occupying any house that may be constructed in said subdivision in accordance with the building code and zoning regulations as

an office for the sale and promotion of lots and houses within such subdivisions only. Such operations must cease when sales in said subdivision have been completed.

6.04.08 Land Area Calculation Involving Land-Locked Water Bodies: For the purpose of calculating land area in determining density and where natural water bodies which are completely land-locked and not a part of navigable waterways and contained within the tract of land a maximum of thirty percent (30%) of the water body may be used towards the overall land area for the project parcel.

6.04.09 Purpose, Use and Maintenance of Yards: The purpose of yards required in this Ordinance is to provide open space around and between structures for health, safety and aesthetic purposes.

All required yards and landscaped areas where not used for parking, driveways, sidewalks or other approved structures shall be planted and maintained in lawn, sod or landscaping including flower beds, shrubs, hedges, statuary or ornamental objects. Trees shall be planted where they do not obscure the vision of the driver of a vehicle. Performance Standards shall also govern where and when applicable.

This section 6.04.09 does not apply to single family and duplex development.

6.04.10 Lands Abutting Military and Public Airports: In situations where zoning districts abut or are adjacent to military or public airports (as identified on the Official Zoning Map), the Airport Zoning Ordinance (Article 11) shall have precedence over this ordinance. Uses permitted in this overlay district (as shown on the "Airport Ordinance Overlay District Map") shall be in substantial conformity with those provisions as set forth in the Airport Zoning Ordinance for the protection of public health, safety, welfare.

6.04.11 Restrictions on Bulk Storage of Liquefied Petroleum Gas: No new liquefied petroleum bulk plants, as defined, shall be constructed within 350 feet of the nearest boundary of any lot or plot of ground used as a residence, dwelling house, school, hospital, church, motel, restaurant, or similar structure. No existing bulk plant, as defined, shall be expanded if such expansion would result in any of the bulk plant's being within 350 feet of the nearest boundary of any lot or plot of ground used as a residence, dwelling house, school, hospital, church, motel, restaurant, or similar structure.

6.04.12 Combination of Mobile Homes Prohibited: No mobile home unit may be combined with or connected to another mobile home for the purpose of forming a single family residence, unless both units are designed and manufactured for the purpose of being so combined.

6.04.13 Abandoned, Derelict and Unlicensed Automobiles: Motor vehicles that are inoperable or abandoned or that do not have a current license plate must be stored in a completely enclosed garage or behind a six (6) foot privacy fenced yard in residential districts.

6.04.14 Derelict Mobile Homes: Mobile homes placed on property with the intent of repair to a habitable state, or mobile homes that become uninhabitable while on a lot, must be repaired to a point to a point of habitability within sixty (60) days from the date of placement, issuance of correction notice, or final disposition of insurance claim.

6.04.15 Self Service Storage Facilities: Self-service storage facilities may include limited outside storage. Outside storage shall be limited to items such as: recreational vehicles, utility trailers, boats, cars, and small tractors. All outside storage shall be screened by an eight (8) foot privacy fence.

6.04.16 Fences and Walls: The construction, erection and maintenance of walls and fences within Santa Rosa County shall be permitted in RR-1, R-1, R-1A, and R-1M zoning districts only as follows:

- A. Walls and fences on rear and side property lines shall be permitted to a maximum height of six (6) feet.
- B. There shall be no fences, walls, plantings or other structures or obstructions erected or maintained within twenty (20) feet of any street intersection which may obstruct the view of the motorist or otherwise cause an obstruction to traffic flow;
- C. Where a wall or fence is erected within the front setback of any lot, such wall or fence shall not be permitted in excess of four (4) feet in height, except chain link type fences, (minimum fourteen (14) gauge galvanized welded wire), which shall not be permitted in excess of five (5) feet in height.
- D. Section 7.02.05 established standards for fences and walls for multifamily, residential, commercial and industrial uses.

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6.04.17 **Land Area Calculation For Determining Density Involving Parcels Crossed by Prescriptive Roads:** When a parcel is crossed by a prescriptive road, the parcel area shall be reduced only by the relevant area of the prescriptive road that exceeds ten percent of the deeded parcel area.

6.04.18 **Storage of Goods or Products on Rights-of-Way Prohibited:** The storage of goods, products or other items for sale on or within a public right-of-way is prohibited.

6.04.19 **Livestock:** Livestock shall not be kept in any recorded subdivision located in a residentially zoned district. However the keeping of horses shall be allowed in a recorded subdivision where the restrictive covenants provide for the keeping of horses. Additionally, horses may be kept in any recorded subdivision on a parcel two acres in size or greater, providing that the restrictive covenants do not prohibit the keeping of horses. “Livestock” shall include all animals of the equine, bovine, or swine class, including goats, sheep, mules, horses, hogs, cattle, ostriches, and other grazing animals.
Any uses existing at the time of adoption of this provision will not be considered lawful nonconforming uses and must comply with this provision.

6.05.00 **DISTRICT REGULATIONS**

6.05.01 **P-1 and P-2 - Public Park District**

- A. **Purpose of District:** The P-1 and P-2, Park and Recreation Districts, are intended for lands used for passive or active recreational functions. It is also intended that these districts be applied but not necessarily pertaining to lands to be conserved and protected such as open space, estuarine areas, public and quasi-public lands, spoil sites, cemeteries, etc.... These districts are also intended for outdoor sports and recreational activities in which the participants are actively engaged, but which may also provide entertainment for spectators. The activities for which the P-1 Districts are provided are normally and primarily conducted in the open air while related accessory activities may be in the open air or in a building or structure. The functional characteristics of a P-1 District may require its location within, or in close relationship to, residential areas, public recreational areas or scenic areas. Because of the nature of uses involved and the variety of arrangement of uses and facilities, a development site plan shall be required to be furnished to the Community Planning, Zoning and Development Division for approval prior to improvements being installed. These regulations shall apply to public as well as private recreational land and facilities.

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B. Permitted Uses

1. P-1 Passive Park District: On lands to be conserved and protected such as open space, estuarine areas, public and quasi-public lands, spoil sites, and the like, uses shall be limited to walkways, paths, sanitary facilities, refuse containers and similar uses.
2. P-2 Active Park District: Lands to be used for recreational purposes may be used as permitted above plus one or more of the following specified uses, (subject to the requirements provided in subparts (C) and (D) of this Section):

Archery Range	Auditorium
Baseball Fields	Basketball Courts
Bathing Beach	Benches
Bicycle Path	Boat Anchorage
Boat Dock	Boat Launching Ramp
Botanical Garden	Bridle Trails
Cabanas	Cemeteries
Charter Boat Dock	Concession Stands
Cooking Grills	Country Club
Excursion/Charter Boat Dock	Fishing Pier
Football Field	Horseshoe Pitching Courts
Golf Course or Driving Range	Miniature Golf Courses
Handball/Racquetball Courts	Picnic Tables
Lawn Bowling	Recreational Vehicles & RV
Parks Outdoor Rifle and Pistol Range	Shuffleboard Courts
Public Park	Soccer Field
Rifle and Pistol Range	Swimming Pool
Softball Field	Tennis Courts
Stadium & Bleachers	Track and Field Facilities
Social, Athletic, Neighborhood	Zoo or Community Club or Center
Water-Oriented Recreational uses such as: boating, diving, fishing, swimming, surfing, wading, water skiing.	Yacht club

3. Similar and Accessory Uses: Building or structures in which sport, game and recreation activities are carried on including meeting rooms and food service areas. Auditoriums, community theaters, band shells, etc. are permitted subject to the requirements of this Ordinance. Commercial uses such as refreshment stands, pro shops, bait and tackle shops, etc., are allowed only as accessory uses to the permitted uses in Section (B) above.

Last Modified 6/10/99

- C. Uses Prohibited: The permissible uses enumerated in Section (B) above shall not be construed to include, as a principal use, any of the following (except where noted):
1. Any business or commercial uses except when meeting requirements of an accessory use;
 2. Any industrial or manufacturing use;
 3. Residential uses, except for recreational vehicles and RV parks.
- D. Site Plan Approval: Site plan approval is required by the County Planning and Zoning Division pursuant to Section 4.04.00 et. seq. of this ordinance. Additionally, the site development plan for land use improvements in a "P" District shall provide for such an arrangement and location of uses and facilities on the land as to give the maximum possible separation from, and protection to, contiguous and nearby residential property. Where the nature of the activities or facilities on the land present any potential hazard or detriment to contiguous residential properties arising from noise, glare, dust, odors, smoke, vibration, flying objects or traffic or parking, protection to such contiguous residential properties shall be provided in the form of open spaces, fences, walls, hedges, plantings, enclosures and/or by other such means as may be appropriate and effective to prevent or minimize such hazards. Parks are to be landscaped employing energy conserving landscape methods that are practicable for the particular site.
- E. Site Size: There shall be no limit to size of a site.
- F. Yards:
1. No parking area shall be located within twenty-five (25) feet of any residentially zoned property.
 2. No structure, (except benches, tables, sitting areas, fountains, fences, or walls) as hereinafter provided, shall be located within twenty-five (25) feet of any property line.
 3. When structures, (except benches, tables, sitting areas, fountains, fences, or walls) are built within the P-2 Zone, no required open space, yard or setback area shall be used or developed for any purpose other than for landscaping and paths, walkways and/or driveways reasonably necessary to serve the permitted "P" uses.

G. Performance Standards

1. Open Space/Landscaping: Open space/landscaping is permitted / required in accordance with the requirements set forth in Article 7. Additionally:
 - a. A landscape plan shall be prepared as part of the site plan.
 - b. In a P-1 District the landscape plan will identify the natural vegetation to be protected or conserved, etc., plus limited improvements are permitted.
 - c. In a P-2 District all required yards and open spaces adjacent to streets and contiguous to residential property shall be planted and properly maintained with suitable plantings in the form of sod, sprigging, shrubs, hedges and trees to present an attractive appearance appropriate to the neighborhood.
2. Parking: Parking for public parks shall be required in accordance with the requirements set forth in Article 7 when the proposed use or uses will attract a greater number of users with vehicles than would otherwise frequent the park as pedestrians.
3. Lighting
 - a. Exterior lighting is permitted in accordance with the requirements set forth in Article 7.
 - b. Exterior lighting on park sites shall be so designed and placed to avoid (to the greatest extent possible) shining into adjacent residential properties and all right-of-ways.
4. Fences and Walls
 - a. Fences and walls are permitted or required in accordance with the requirements set forth in Article 7.
 - b. No fence or wall shall be erected within twenty-five (25) feet of any street line.
 - c. No fence or wall situated within ten (10) feet of any residentially zoned property line shall exceed six (6) feet in height.
5. Signage: Signage is permitted in accordance with the requirements set forth in Article 8 of this Ordinance.

6. Refuse Collection: Facilities for refuse collection and removal of solid wastes shall be provided pursuant to Article 7 of this Ordinance.

6.05.02 **AG - Agriculture District** (Agriculture/Rural Residential)

- A. Purpose: This district is designed to provide suitable areas for low density residential development. This district will be characterized by a single family detached structure and such other structures as are accessory thereto. This district also may include, as specifically provided for in these regulations conditional uses for community facilities and utilities which service specifically the residents of this district, or which are benefited by and compatible with a rural residential and farming environment. Such facilities should be accessibly located and appropriately situated in order to satisfy special requirements of the respective community facilities.

It is the express purpose of this Section to exclude from this district all buildings or other structures and uses having commercial characteristics, whether operated for profit or otherwise, except those home occupations and conditional uses specifically provided for in this Ordinance and the commercial activities associated with the farming environment.

- B. Permitted Principal Uses: In this district as a permitted use a building or premises may be used only for the following purposes: Detached single family residential structures and mobile homes. Accessory structures and facilities and uses customarily found on farms and used expressly for activities conducted in connection with farming operations, commercial and non-commercial agriculture, poultry, horse and livestock raising, provided all buildings for such accessory uses meet setback requirements for primary buildings.
- C. Conditional Uses: In this district, as a conditional use, a building or premises may be used only for the following purposes, upon determination by the County Board of Adjustment (Zoning Review and Appeals Board) that the respective use complies with standards regulating conditional uses in Section 4.04.00 et. seq. and complies with site plan review requirements listed in Section 4.04.00: educational institutions; golf courses; places of worship; private airstrips; recreation and park areas; recreational activities; public fairgrounds; commercial antennas; towers and telecommunications facilities; public and private utilities and public facilities; gravel, dirt or earth material excavation; placement of an accessory building on a lot directly across the right-of-way from where the principle single family dwelling is located and is under the same ownership; business and professional offices; restricted sales and service; trade service and repair; veterinary medical services; guest houses; boarding houses and transient quarters; nursing homes; and child care services.

- D. Site Plan Approval: Site plan approval as provided in Section 4.04.00 is required for all development proposals with the exception of residential and agricultural uses.
- E. Subdivision Conformance: Except for those lots which may be dedicated (by deed, gift or otherwise) to members of the family of the property owner, any land or lot within a plat of record (or not) on the effective date of this ordinance shall not be re-divided into two (2) or more lots unless the provisions of the Subdivision Regulations of Santa Rosa County, Florida, have been met.
- F. Density: For residential development, property may be developed at the option of the owner, to a maximum of one (1) dwelling unit per one (1) acre.
- G. Lot Size: The minimum width of any lot used for single family dwelling units shall be seventy (70) feet when measured at the minimum front setback line (front yard). The minimum width shall be maintained through the rear of the residential structure. The minimum width at the street right of way shall not be less than fifty (50) feet. The total square footage shall not be less than 43,560. The minimum lot width may be reduced on dead end cul-de-sac lots. In no case shall a lot width be less than fifty (50) feet when measured at the top of the arc of the street right of way line. The lot width of a cul-de-sac lot shall not be less than seventy (70) feet when measured at the bottom (chord) of the arc of the minimum front setback line. The minimum width shall be maintained through the rear of the residential structure. The total square footage shall not be less than 43,560.
1. The dividing of a parcel in the Agriculture (AG) zoning district, resulting in a parcel which does not possess the required road frontage, may be approved by the Community Planning, Zoning & Development Division with the following provisions:
 - a. The divided land shall only be given without valuable consideration to a member of the donor's immediate family. (Immediate family being defined as a spouse, father, mother, brother, sister, son, daughter, stepchild, grandchild, or grandparent.)
 - b. Property being divided shall not be located within a recorded, platted subdivision.
 - c. The maximum allowable density of the parcel created shall not exceed the allowable density of one dwelling unit per acre.

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- d. Except for street frontage and that which is herein contained, all other requirements of this ordinance shall be adhered to.
 - e. An easement maintenance agreement between property owners is required or; an access easement (minimum width 20 ft.) must be included in each newly created deed or legal description.
 - f. No new County maintained roads are created.
- 2. The dividing of a parent parcel in the Agriculture (AG) zoning district, resulting in a parcel(s) which will not possess the required road frontage, may be permitted by the Community Planning, Zoning & Development Division with the following provisions. A parent parcel is defined as those lots of record as of adoption of this ordinance. A parent parcel may be subdivided with the following provisions:
 - a. A parent parcel may only be subdivided to create a maximum of three (3) new lots which do not meet minimum road frontage requirements. The three new lots will include the remainder of the parent parcel if road frontage requirements cannot be met;
 - b. No new County maintained roads are created;
 - c. An easement maintenance agreement between property owners is required; or an access easement (minimum width 20 ft.) must be included in each newly created deed or legal description;
 - d. Property being divided shall not be located within a recorded platted subdivision;
 - e. The maximum allowable density of the parcel created shall not exceed the allowable density of one dwelling unit per acre; and,
 - f. Except for street frontage and that which is herein contained, all other requirements of this ordinance shall be adhered to.
- H. **Building Height:** No building or structure shall exceed thirty five (35) feet above the required minimum finished floor elevation, exclusive of chimneys, elevator shafts, air conditioning condensing units or cooling towers, except as provided in Section 2.10.02.

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- I. Front Yard: Except as provided in Section 2.10.03, there shall be a front yard on every lot of not less than twenty-five (25) feet. However, if the parcel abuts a major arterial, the minimum setback shall be fifty (50) feet.
- J. Side Yard: There shall be a side yard on each side of every main building of not less than ten (10) percent of the lot width when measured at the minimum front setback line to a maximum of fifteen (15) feet. For irregularly shaped lots and lots fronting on cul-de-sacs and curves, the side yard shall be ten (10) percent of the average of the street frontage width and the rear lot line length. Other modifications shall be in accordance with Section 2.10.05.
- K. Rear Yard: There shall be a rear yard on every lot of not less than twenty-five (25) feet, except as provided in Section 2.10.04.
- L. Performance Standards: Refer to Article 7 of this Ordinance.
- M. Public Services: When septic tanks are used, each dwelling unit shall have its own such septic tank. Within one (1) year of central wastewater collection system availability, such septic tank use shall be discontinued and connection made to the central collection system. Each unit shall also have its own electric meter and potable water service.
- N. Skirting: Skirting is required around the base of all mobile homes between the ground and bottom of the structure.
- O. Structures associated with agriculture uses such as silos, windmills, fire towers, etc., may exceed the height limits of this zone.

6.05.03 AG-2 - Agriculture District - 2

- A. Purpose: This district is designed to provide suitable areas for agricultural and silviculture endeavors. This district will be characterized by relatively large parcels of land being devoted to the production of food or fiber. This district also may include single family detached structures and, as specifically provided for in these regulations conditional uses for community facilities and utilities which service specifically the residents of this district, or which are benefited by and compatible with the agricultural activities extant within the district and the farming environment. Such facilities should be accessibly located and appropriately situated in order to satisfy special requirements of the respective community facilities while protecting the agricultural productivity of the surrounding lands.

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It is the express purpose of this section to exclude from this district all buildings or other structures and uses having commercial characteristics whether operated for profit or otherwise, except those home occupations and conditional uses specifically provided for in this ordinance and the commercial activities associated with the farming environment.

- B. Permitted Principal Uses: In this district as a permitted use a building or premises may be used only for the following purposes: Detached single-family residential structures and mobile homes. Accessory structures and facilities and uses customarily found on farms and used expressly for activities conducted in connection with farming operations, commercial and non-commercial agriculture, poultry, horse and livestock raising, provided all buildings for such accessory uses meet setback requirements for primary buildings.
- C. Conditional Uses: In this district, as a conditional use, a building or premises may be used only for the following purposes, upon determination by the County Board of Adjustment (Zoning Review and Appeals Board) that the respective use complies with standards regulating conditional uses in Section 4.04.00 et. seq. and complies with site plan review requirements listed in Section 4.04.00 educational institutions; golf courses; places of worship; private airstrips; recreation and park areas; recreational activities; public and private utilities and public facilities; gravel, dirt or earth material excavation; public fairgrounds; commercial antennas; towers and telecommunication facilities; placement of an accessory building on a lot directly across the right-of-way from where the principle single family dwelling is located and is under the same ownership.
- D. Site Plan Approval: Site plan approval as provided in Section 4.04.00 et. seq. is required for all development proposals with the exception of residential and agricultural uses.
- E. Subdivision Conformance: Except for those lots which may be dedicated (by deed, gift or otherwise) to members of the family of the property owner, any land or lot within a plat of record (or not) on the effective date of this ordinance shall not be re-divided into two (2) or more lots unless the provisions of the Subdivision Regulations of Santa Rosa County, Florida, have been met.

Last Modified 10/22/98

F. Density

1. For residential development, property may be developed at the option of the owner, to a maximum of one (1) dwelling unit per fifteen (15) acres. Computation of density shall be accomplished by including the acreage in the total parcel and subtracting from such acreage the number of dwelling units built or to be built with the resultant total not exceeding one (1) unit per fifteen (15) acres.
2. On any parcel in this district, property owners may deed one (1) acre parcels to members of the property owners family so as to provide affordable housing for farm worker households and farm workers.
3. On parcels of twenty (20) acres or more, clustering of dwelling units shall be allowed and encouraged. Whenever practical, dwelling units built in this district shall be clustered so as to maximize the use of existing or planned infrastructure facilities and minimize the impact on the agricultural environment.

- G. Lot Size: The minimum width of any lot used for single family dwelling units shall be seventy (70) feet when measured at the minimum front setback line (front yard). The minimum lot width shall be maintained through the rear of the residential structure. The minimum width at the street right of way shall not be less than fifty (50) feet. The minimum area for a lot shall be fifteen (15) acres.

The minimum lot width may be reduced on dead end cul-de-sac lots. In no case shall a lot width be less than fifty (50) feet when measured at the top of the arch of the street right of way line. The lot width of a cul-de-sac lot shall not be less than seventy (70) feet when measured at the top of the arc of the minimum front setback line. The minimum lot width shall be maintained through the rear of the residential structure.

1. The dividing of a parcel in the Agriculture- 2 (AG-2) zoning district, resulting in a parcel which does not possess the required road frontage, may be approved by the Community Planning, Zoning & Development Division with the following provisions:
 - a. The divided land shall only be given without valuable consideration to a member of the donor's immediate family. (Immediate family being defined as a spouse, father, mother, brother, sister, son, daughter, stepchild, grandchild, or grandparent.)

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- b. Property being divided shall not be located within a recorded, platted subdivision.
 - c. The maximum allowable density of the parcel created shall not exceed the allowable density of one dwelling unit per 15 acres.
 - d. Except for street frontage and that which is herein contained, all other requirements of this ordinance shall be adhered to.
 - e. An easement maintenance agreement between property owners is required or; an access easement (minimum width 20 ft.) must be included in each newly created deed or legal description.
 - f. No new County maintained roads are created.
2. The dividing of a parent parcel in the Agriculture-2 (AG-2) zoning district, resulting in a parcel(s) which will not possess the required road frontage, may be permitted by the Community Planning, Zoning & Development Division with the following provisions. A parent parcel is defined as those lots of record as of adoption of this ordinance. A parent parcel may be subdivided with the following provisions:
- a. A parent parcel may only be subdivided to create a maximum of three (3) new lots which do not meet minimum road frontage requirements. The three new lots will include the remainder of the parent parcel if road frontage requirements cannot be met;
 - b. No new County maintained roads are created;
 - c. An easement maintenance agreement between property owners is required; or an access easement (minimum width 20 ft.) must be included in each newly created deed or legal description;
 - d. Property being divided shall not be located within a recorded platted subdivision;
 - e. The maximum allowable density of the parcel created shall not exceed the allowable density of one dwelling unit per 15 acres; and,
 - f. Except for street frontage and that which is herein contained, all other requirements of this ordinance shall be adhered to.

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- H. Building Height: No building or structure shall exceed thirty-five (35) feet above the required minimum finished floor elevation, exclusive of chimneys, elevator shafts, air conditioning condensing units or cooling towers, except as provided in Section 2.10.02.
- I. Front Yard: Except as provided in Section 2.10.03, there shall be a front yard on every lot of not less than twenty-five (25) feet. However, if the parcel abuts a major arterial, the minimum setback shall be fifty (50) feet.
- J. Side Yard: There shall be a side yard on each side of every main building of not less than ten (10) percent of the lot width when measured at the minimum front setback line to a maximum of fifteen (15) feet. For irregularly shaped lots and lots fronting on cul-de-sacs and curves, the side yard shall be ten (10) percent of the average of the street frontage width and the rear lot line length. Other modifications shall be in accordance with Section 2.10.05.
- K. Rear Yard: There shall be a rear yard on every lot of not less than twenty-five (25) feet, except as provided in Section 2.10.04.
- L. Performance Standards: Refer to Article 7 of this Ordinance.
- M. Public Services: When septic tanks are used, each dwelling unit shall have its own such septic tank. Within one (1) year of central wastewater collection system availability, such septic tank use shall be discontinued and connection made to the central collection system. Each unit shall also have its own electric meter and potable water service.
- N. Skirting: Skirting is required around the base of all mobile homes between the ground and bottom of the structure.
- O. Structures associated with agriculture uses such as silos, windmills, fire towers, etc., may exceed the height limits of this zone.

6.05.04 RR-1 - Rural Residential Single Family District

- A. Purpose: This district is designed to provide suitable areas for low density residential development where urban services and facilities will be fully provided or where the extension of such services facilities is capable of immediately being physically and economically facilitated by the developer. This district will be characterized by single family detached structures and such other structures as are accessory thereto located on parcels of one half (1/2) acre or greater. This district also may include, as specifically provided for in these regulations conditional uses; for community facilities and utilities which service specifically the residents of this district, or which are benefited by and compatible with a rural residential

environment. Such facilities should be accessibly located and appropriately situated in order to satisfy special requirements of the respective community facilities.

It is the express purpose of this Section to exclude from this district all buildings or other structures and uses having commercial characteristics, whether operated for profit or otherwise, except those home occupations and conditional uses specifically provided for in this Ordinance.

- B. Permitted Uses: In this district as a permitted use, a building or premises may be used only for the following purposes: detached single family residential structures; group homes; and accessory structures and facilities. Mobile homes are prohibited.
- C. Conditional Uses: In this district as a conditional use, a building or premises may be used only for the following purposes, upon determination by the county Board of Adjustment (Zoning Review and Appeals Board) that the respective use complies with site plan review requirements listed in Section 4.04.00: educational institutions; golf courses; places of worship; recreation and park areas; public and private utilities and public facilities; recreational activities; placement of an accessory building on a lot directly across the right-of-way from lot where the principle single family dwelling is located.
- D. Subdivision Conformance: Any land, recorded plot, or a lot within a plat of record as of the effective date of this Ordinance shall not be re-divided into two (2) or more lots unless the provisions of the Subdivision Ordinance are satisfied.
- E. Density: For residential development, property in this district may be developed, to a maximum of two (2) units, per acre.
- F. Lot Size: The minimum width of any lot used for single family dwelling units shall be seventy (70) feet when measured at the minimum front setback line. The minimum lot width shall be maintained through the rear of the residential structure. The minimum width at the street right-of-way line shall be no less than fifty (50) feet when measured from front lot corner to front lot corner. The minimum square footage shall not be less than 21,780.

The minimum lot width may be reduced on dead-end cul-de-sac lots. In no case shall a lot width be less than fifty (50) feet when measured at the top of the arc of the street right-of-way line. The lot width of a cul-de-sac lot shall not be less than seventy (70) feet when measured at the top of the arc of the minimum front setback line. The total square footage shall not be less than 21,780.

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The dividing of a parent parcel resulting in a parcel(s) which will not possess the required road frontage may be allowed as a special exception upon determination by the County Board of Adjustments that the resulting parcel complies with the provisions listed in Section 2.04.00.C.8.

- G. Building Height: No building or structure shall exceed thirty-five (35) feet above the required minimum finished floor elevation, exclusive of chimneys, elevators shafts, air conditioning condensing units or cooling towers, except as provided in Section 2.10.02.
- H. Front Yard: Except as provided in Section 2.10.03, there shall be a front yard on every lot of not less than twenty-five (25) feet. However, if the parcel abuts a major arterial the minimum setback shall be fifty (50) feet.
- I. Side Yard: There shall be a side yard setback of seven (7) feet on each side of every main building when measured at the minimum front setback line for lots having widths between seventy (70) and ninety (90) feet. For lots wider than ninety (90) feet and narrower than seventy (70) feet, there shall be a side yard of no less than ten percent (10%) of the lot width to a maximum requirement of fifteen (15) feet on each side of every main building. Other modifications shall be in accordance with Section 2.10.05. Lot widths shall be determined at the minimum front setback line.
- J. Rear Yard: There shall be a rear yard on every lot of not less than twenty-five (25) feet, except as provided in Section 2.10.04.
- K. Performance Standards: Refer to Article 7 of this Ordinance.
- L. Public Services: For new subdivisions, all infrastructure, including but not limited to, potable water supply, central wastewater collection, roads and sidewalks shall be required for proposals requesting higher densities greater than two (2) dwelling units per acre.

6.05.05 R-1 - Single Family Residential District

- A. Purpose: This district is designed to provide suitable areas for low density residential development where appropriate urban services and facilities are provided or where the extension of such services and facilities will be physically and economically facilitated. This district will be characterized by single-family detached structures and such other structures as are accessory thereto.

**Modified 10/22/98
Last Modified 10/23/03**

This district also may include, as specifically provided for in these regulations conditional uses for community facilities and utilities which service specifically the residents of this district, or which are benefited by and compatible with a residential environment. Such facilities should be accessibly located and appropriately situated in order to satisfy special requirements of the respective community facilities.

It is the express purpose of this Section to exclude from this district all building or other structures and uses having commercial characteristics, whether operated for profit or otherwise, except those home occupations and conditional uses specifically provided for in this Ordinance.

- B. Permitted Uses: In this district as a permitted use a building or premises may be used only for the following purposes: detached single-family residential structures, group homes, and accessory structures and facilities. Mobile homes are prohibited.
- C. Conditional Uses: In this district as a conditional use, a building or premises may be used only for the following purposes, upon determination by the county Board of Adjustment (Zoning Review and Appeals Board) that the respective use complies with site plan review requirements listed in Section 4.04.00: educational institutions; golf courses; places of worship; recreation and park areas; public and private utilities and public facilities; recreational activities; placement of an accessory building on a lot directly across the right-of-way from lot where the principle single family dwelling is located.
- D. Site Plan Review: Site plan review is required for all subdivision proposals.
- E. Subdivision Conformance: Any lot within a plat of record as of the effective date of this Ordinance shall not be re-divided into two (2) or more lots unless the provisions of the Subdivision Regulations are satisfied (reference Article 4).
- F. Density: For residential development, property in this district may be developed at the option of the owner, to a maximum of four (4) units per acre.
- G. Lot Size: The minimum width of any lot used for single family dwelling units shall be seventy (70) feet when measured at the minimum front setback line. The minimum lot width shall be maintained through the rear of the residential structure. The minimum width at the street right-of-way line shall not be less than fifty (50) feet when measured in a straight line from front lot corner to front lot corner. The total square footage shall not be less than 10,890.

Last Modified 6/10/99

The minimum lot width may be reduced on dead-end cul-de-sac lots. In no case shall a lot width be less than fifty (50) feet when measured at the top of the arc of the street right-of-way line. The lot width of a cul-de-sac lot shall not be less than seventy (70) feet when measured at the top of the arc of the minimum front setback line. The total square footage shall not be less than 10,890.

The dividing of a parent parcel resulting in a parcel(s) which will not possess the required road frontage may be allowed as a special exception upon determination by the County Board of Adjustments that the resulting parcel complies with the provisions listed in Section 2.04.00.C.8.

- H. Building Height: No building or structure shall exceed thirty-five (35) feet above the required minimum finished floor elevation exclusive of chimneys, elevator shafts, air conditioning condensing units or cooling towers, except as provided in Section 2.10.02.
- I. Front Yard: Except as provided in Section 2.10.03, there shall be a front yard on every lot of not less than twenty-five (25) feet. However, if the parcel abuts a major arterial the minimum setback shall be fifty (50) feet.
- J. Side Yard: There shall be a side yard setback of seven (7) feet on each side of every main building when measured at the minimum front setback line for lots having widths between seventy (70) and ninety (90) feet. For lots wider than ninety (90) feet and narrower than seventy (70) feet, there shall be a side yard of no less than ten percent (10%) of the lot width to a maximum requirement of fifteen (15) feet on each side of every main building. Other modifications shall be in accordance with Section 2.10.05. Lot widths shall be determined at the minimum front setback line.
- K. Rear Yard: There shall be a rear yard on every lot of not less than twenty-five (25) feet, except as provided in Section 2.10.04.
- L. Performance Standards: Refer to Article 7 of this Ordinance.

6.05.06 R-1A - Single Family Residential District

- A. Purpose: This district is designed to provide suitable areas for low density residential development where appropriate urban services and facilities are provided or where the extension of such services and facilities will be physically and economically facilitated. This district will be characterized by single family detached structures.

**Modified 10/22/98
Last Modified 10/23/03**

This district also may include, as specifically provided for in these regulations conditional uses for community facilities and utilities which service specifically the residents of this district, or which are benefited by and compatible with a residential environment. Such facilities should be accessibly located and appropriately situated in order to satisfy special requirements of the respective community facilities. This district requires a central sewage system.

It is the express purpose of this Section to exclude from this district all buildings or other structures and uses having commercial characteristics, whether operated for profit or otherwise, except those home occupations and conditional uses specifically provided for in this Ordinance.

- B. Permitted Uses: In this district as a permitted use, a building or premises may be used only for the following purposes: detached single-family residential structures, group homes, and accessory structures and facilities. Mobile homes are prohibited.
- C. Conditional Uses: In this district as a conditional use, a building or premises may be used only for the following purposes upon determination by the County Board of Adjustment (Zoning Review and Appeals Board) that the respective use complies with standards regulating conditional uses in Section 6.09.00 et. seq. and complies with site plan review requirements listed in Section 4.04.00: educational institutions; golf courses; places of worship, recreational and park areas; public and private utilities and public facilities; recreational activities; placement of an accessory building on a lot directly across the right-of-way from lot where the principle single family dwelling is located.
- D. Site Plan Review: Site plan review is required for all subdivision proposals.
- E. Subdivision Conformance: Any lot within a plat of record as of the effective date of this Ordinance shall not be re-divided into two (2) or more lots unless the provisions of the Subdivision Regulations are satisfied (reference Article 4.03.13(B)).
- F. Density: For residential development, property in this district may be developed, at the option of the owner, to a maximum of six (6) units per acre.
- G. Lot Size: The minimum width of any lot used for single family dwelling units shall be fifty (50) feet when measured at the minimum front setback line. The minimum lot width shall be maintained through the rear of the residential structure. The minimum width at the street right-of-way line shall not be less than fifty (50) feet when measured in a straight line from front lot corner to front lot corner. The total square footage shall not be less than 7260.

Last Modified 10/22/98

The minimum lot width may be reduced on dead end cul-de-sac lots. In no case shall a lot width be less than fifty (50) feet when measured at the top of the arc of the street right-of-way line. The lot width of a cul-de-sac lot shall not be less than seventy (70) feet when measured at the top of the arc of the minimum front setback line.

The dividing of a parent parcel resulting in a parcel(s) which will not possess the required road frontage may be allowed as a special exception upon determination by the County Board of Adjustments that the resulting parcel complies with the provisions listed in Section 2.04.00.C.8.

- H. Building Height: No building or structure shall exceed thirty-five (35) feet above the required minimum finished floor elevation exclusive of chimneys, elevator shafts, air conditioning condensing units or cooling towers, except as provided in Section 2.10.02.
- I. Front Yard: Except as provided in Section 2.10.03, there shall be a front yard on every lot of not less than twenty (20) feet. However, if the parcel abuts a major arterial the minimum setback shall be fifty (50) feet.
- J. Side Yard: There shall be a side yard setback of seven (7) feet on each side of every main building when measured at the minimum front setback line for lots having widths between seventy (70) and ninety (90) feet. For lots wider than ninety (90) feet and narrower than seventy (70) feet, there shall be a side yard of no less than ten percent (10%) of the lot width to a maximum requirement of fifteen (15) feet on each side of every main building. Other modifications shall be in accordance with Section 2.10.05. Lot widths shall be determined at the minimum front setback line.
- K. Rear Yard: There shall be a rear yard on every lot of not less than ten (10) feet, except as provided in Section 2.10.04.
- L. Performance Standards: Refer to Article 7 of this Ordinance.

6.05.07 R-1M - Mixed Residential Subdivision District

- A. Purpose: This district is designed to provide suitable areas for low density residential development where appropriate urban services and facilities are provided or where the extension of such services and facilities will be physically and economically facilitated. This district will be characterized by single-family detached structures and such other structures as are accessory thereto.

**Modified 10/22/98
Last Modified 10/23/03**

This district also may include as specifically provided for in these regulations conditional uses for community facilities and utilities which service specifically the residents of this district, or which are benefited by and compatible with a residential environment. Such facilities should be accessibly located and appropriately situated in order to satisfy special requirements of the respective community facilities.

It is the express purpose of this Section to exclude from this district all buildings or other structures, and uses having commercial characteristics, whether operated for profit or otherwise, except those home occupations and conditional uses specifically provided for in this ordinance.

- B. Permitted Uses: In this district, as a permitted use, a building or premises may be used only for the following purposes: individual mobile homes located on individually owned lots of record, single family residential structures, group homes and accessory structures and facilities.
- C. Conditional Uses: In this district as a conditional use, a building or premises may be used only for the following purposes, upon determination by the county Board of Adjustment (Zoning Review and Appeals Board) that the respective use complies with site plan review requirements listed in Section 4.04.00: educational institutions; golf courses; places of worship; recreation and park areas; public and private utilities and public facilities; recreational activities; placement of an accessory building on a lot directly across the right-of-way from lot where the principle single family dwelling is located.
- D. Site Plan Review: Site plan review is required for all subdivision proposals.
- E. Subdivision Ordinance Conformance: When two or more contiguous sites are to be developed for mobile home use, such shall be considered a subdivision and shall meet the requirements of the Subdivision Ordinance. All subdivisions in the R-1M District shall conform to the requirements of the County Subdivision Ordinance.

Any lot within a plat of record, as of the effective date of this Ordinance, shall not be re-divided into two (2) or more lots unless the provisions of the Subdivision Ordinance are satisfied.

- F. Density: For mixed residential subdivision development, property may be developed at the option of the owner, from one (1) to a maximum of four (4) units per acre.

Modified 10/22/98

- G. Lot Size: The minimum width of any lot used for any type of dwelling unit shall be seventy (70) feet when measured at the minimum front setback line. The minimum lot width shall be maintained through the rear of the residential structure. The minimum width at the street right-of-way line shall not be less than fifty (50) feet when measured from front lot corner to front lot corner. The total square footage shall not be less than 10,890.

The minimum lot width may be reduced on dead-end cul-de-sac lots. In no case shall a lot width be less than fifty (50) feet when measured at the top of the arc of the minimum street right-of-way line. The lot width of a cul-de-sac lot shall not be less than seventy (70) feet when measured at the top of the arc of minimum front setback. The minimum width shall be maintained through the rear of the residential structure. The total square footage shall not be less than 10,890.

The dividing of a parent parcel resulting in a parcel(s) which will not possess the required road frontage may be allowed as a special exception upon determination by the County Board of Adjustments that the resulting parcel complies with the provisions listed in Section 2.04.00.C.8.

- H. Building Height: No building or structure shall exceed thirty-five (35) feet above the required minimum finished floor elevation, exclusive of chimneys, elevator shafts, air conditioning condensing units or cooling towers, except as provided in Section 2.10.02.
- I. Front Yard: Except as provided in Section 2.10.03, there shall be a front yard on every lot of not less than twenty-five (25) feet. However, if the parcel abuts a major arterial the minimum setback shall be fifty (50) feet.
- J. Side Yard: There shall be a side yard setback of seven (7) feet on each side of every main building when measured at the minimum front setback line for lots having widths between seventy (70) and ninety (90) feet. For lots wider than ninety (90) feet and narrower than seventy (70) feet, there shall be a side yard of no less than ten percent (10%) of the lot width to a maximum requirement of fifteen (15) feet on each side of every main building. Other modifications shall be in accordance with Section 2.10.05. Lot widths shall be determined at the minimum front setback line.
- K. Rear Yard: There shall be a rear yard on every lot of not less than twenty-five (25) feet, except as provided in Section 2.10.04.

Modified 10/22/98
Last Modified 10/23/03

- L. Performance Standards: Refer to Article 7 of this Ordinance.
- M. Public Services: Each dwelling unit shall have its own individual septic tank or, in the absence of a septic tank, an approved central collection system shall be provided.

There shall be provided individual electric and potable water meters for each dwelling unit located on each individual lot.

- N. Skirting: Skirting is required around the base of all mobile homes between the ground and bottom of the structure.

6.05.08 R-2 - Medium Density Residential District

- A. Purpose: This district is designated to provide suitable areas for medium density residential development where sufficient urban services and facilities are available or will be prior to development, or where the extension of such services and facilities will be physically and economically facilitated. It is the intent of these regulations to permit single and two family structures and multiple family structures within the density range as defined in the district regulations subject to the required provision for open space within the project parcel.

Within this district, the density of new development proposals shall be compatible with existing development, the policies of this Ordinance and the Comprehensive Land Use Plan. Towards this end, preservation of stable, established areas, cultivation as smooth transitions in the residential densities (where gradual shifts in density are in order due to varied levels of access to public services including transportation and utilities) unique physical features of the property, nature and intensity of neighboring land uses, and other site characteristics are to be considered.

It is the express purpose of this Section to exclude from this district all buildings or other structures and uses having commercial characteristics whether operated for profit or otherwise, except those home occupations and conditional uses specifically provided for in this Ordinance.

- B. Permitted Uses: In this district a building or premises may be used only for the following purposes: detached single family, zero lot line, patio homes, cluster homes, duplexes, attached and detached multiple family residential structures, group homes, and accessory structures and facilities. Mobile homes are prohibited.

Last Modified 10/22/98

- C. Conditional Uses: In this district as a conditional use, a building or premises may be used only for the following purposes upon determination by the County Board of Adjustment (Zoning Review and Appeals Board) that the respective uses comply with standards regulating conditional uses in Section 4.04.00 et. seq. and complies with the site plan review requirements listed in Section 4.04.00: child care services; educational institutions; golf courses; places of worship; recreation and park areas; public and private utilities and public facilities; accessory parking lots; recreational activities; placement of an accessory building on a lot directly across the right-of-way from where the principle dwelling is located and is under the same ownership; special residential facilities, and nursing homes.
- D. Site Plan Approval: Site plan approval as provided in Section 4.04.00, is required for all development proposals.
- E. Subdivision Conformance: Any lot within a plat of record as of the effective date of this Ordinance shall not be re-divided into two (2) or more lots unless the provisions of the Subdivision Ordinance are satisfied.
- F. Density: For all development proposals, property in this district may be developed, at the option of the owner, to a maximum of ten (10) units per acre.
- G. Lot Size: The minimum width of any lot used for one (1) or two (2) family dwelling units shall be fifty (50) feet when measured at the minimum front setback line. The minimum width of any lot or project parcel used for a multiple family dwelling shall be one hundred (100) feet when measured at the street (county maintained or platted) right-of-way line when measured from front lot corner to front lot corner. Zero lot-line, patio, and cluster homes shall provide a minimum forty (40) foot wide lot at the street (county maintained or platted) right-of-way line when measured from front lot corner to front lot. Zero lot-line, patio home, and cluster home sites shall provide a minimum four thousand (4,000) square foot lot size. In all cases the minimum lot width shall be maintained through the rear of the residential structure.

The minimum lot width on dead end cul-de-sac lots shall not be less than forty (40) feet when measured at the top of the arc of the street right-of-way line. For one (1) or two (2) family dwelling units, the lot width of a cul-de-sac lot shall not be less than fifty (50) feet when measured at the top of the arc at the minimum front setback line. The minimum width shall be maintained through the rear of the residential structure.

- H. Building Height: No building or structure shall exceed thirty-five (35) feet in height above the required minimum finished floor elevation exclusive of chimneys, elevator shafts, air conditioning condensing units or cooling towers, except as provided for antennas in Section 2.10.02 of this ordinance.

- I. Front Yard: Except as provided in Section 2.10.03, no building or structure shall have a setback less than twenty (20) feet from any street, unless the front yard is located on the perimeter of a project, in which case the setback shall be twenty-five (25) feet. However, if the parcel abuts a major arterial, the minimum setback shall be fifty (50) feet.
- J. Side Yard: Except as provided for in Section 2.10.05, individual dwelling units on individual lots shall have a side yard setback of ten percent (10%) of the lot width when measured at the minimum front setback to a maximum of fifteen (15) feet. For project parcels or multi-family projects the minimum side yard setback shall be ten (10) feet. Zero lot line, patio, and cluster homes shall provide one side yard of at least ten percent (10%) of the lot width.
- K. Rear Yard: Every lot or project parcel shall have a rear yard of not less than ten (10) feet in depth, unless the rear yard is located on the perimeter of a project, in which case the setback shall be twenty-five (25) feet. The setback requirement shall apply to that area within twenty-five (25) feet of the common lot line. See Section 2.10.04 for exceptions.
- L. Performance Standards
 - 1. Open Area/Landscaping: All landscaped areas shall be planted and maintained in lawn, sod or natural foliage in conformance with the requirements set forth in Article 7.

Additionally, for every lot or project parcel used for any dwelling of any classification there shall be a minimum of twenty-five percent (25%) of the total parcel area set aside for open space, recreational, or landscaped area. Refer to Article 7 of this Ordinance for further requirements.
- M. Public Services: Each dwelling unit shall have its own individual septic tank or in the absence of a septic tank, an approved central collection system shall be provided.
- N. Where a multifamily residential district abuts a single family residential district, a front, side and rear yard of twice the height of the proposed building is required.

Last Modified 10/22/98

6.05.09

R-2M - Medium Density Mixed Residential District

- A. Purpose: This district is designated to provide suitable areas for medium density residential development where sufficient urban services and facilities are available or will be prior to development, or where the extension of such services and facilities will be physically and economically facilitated, It is the intent of these regulations to permit single and two family structures and multiple family structures within the density range as defined in the district regulations subject to the required provision for open space within the project parcel. Within this district, the density of new development proposals shall be compatible with existing development, the policies of this Ordinance and the Comprehensive Land Use Plan. Towards this end, preservation of stable, established areas, cultivation of smooth transitions in residential densities (where gradual shifts in density are in order due to varied levels of access to public services). Unique physical features of the property, nature and intensity of neighboring land uses, and other site characteristics are to be considered.

It is the express purpose of this Section to exclude from this district all buildings or other structures and uses having commercial characteristics whether operated for profit or otherwise except those home occupations and conditional uses specifically provided for in these regulations shall be allowed if they otherwise conform to the provisions of this Ordinance.

- B. Permitted Uses: In this district a building or premises may be used only for the following purposes: detached single family, zero lot line, patio homes, cluster homes, group homes, individual mobile homes located on individual owned lots of record, mobile home parks, (offering approved mobile home rental spaces for the siting of individual mobile home dwelling units, which have been approved in accordance with applicable state and county regulations) duplexes, multiple family dwelling structures and facilities.
- C. Conditional Uses: In this district as a conditional use, a building or premises may be used only for the following purposes upon determination by the County Board of Adjustment (Zoning Review and Appeals Board) that the respective uses comply with standards regulating conditional uses in Section 6.09.00 et. seq. and comply with the site plan review requirements listed in Section 4.04.00: child care services; educational institutions; golf courses; places of worship; recreation and park areas; public and private utilities and public facilities; nursing homes; special residential facilities; accessory parking lots; recreational activities; placement of an accessory building on a lot directly across the right-of-way from where the principle dwelling is located and is under the same ownership.
- D. Site Plan Approval: Site plan approval as provided in Section 4.04.00, is required for all development proposals.

- E. Subdivision Conformance: When two or more contiguous sites are to be developed for mobile home use, on one or more lots, then such shall be considered as a subdivision and shall conform to the requirements of the Subdivision Ordinance. State licensed mobile home parks with spaces (lots) for rent and under one ownership are exempt from the Subdivision Ordinance.

Any lot within a plat of record as of the effective date of this Ordinance shall not be re-divided into two (2) or more lots unless the provisions of the Subdivision Ordinance are satisfied.

- F. Density: For residential development, property in this district may be developed, at the option of the owner, to a maximum of ten (10) units per acre.

- G. Lot Size: The minimum width of any lot used for one (1) or two (2) family dwelling units shall be fifty (50) feet when measured at the minimum front setback line. The minimum width of any lot or project parcel used for a multiple family dwelling or mobile home parks shall be one hundred (100) feet when measured at the street (county maintained or platted) right-of-way when measured from front lot corner to front lot corner, unless the units are to be sold and not rented, in which case the minimum width of each lot, in association with each unit, shall be twenty (20) feet when measured at the street (county maintained or platted) right-of-way line. Zero lot-line, patio, and cluster homes shall provide a minimum forty (40) foot wide lot at the street (county maintained or platted) right-of-way line when measured from front lot corner to front lot corner. Zero lot-line, patio home, and cluster home sites shall provide a minimum four thousand (4,000) square foot lot size. In all cases the minimum lot width shall be maintained through the rear of the residential structure.

The minimum lot width on dead end cul-de-sac lots shall not be less than forty (40) feet when measured at the top of the arc of the street right-of-way. For one (1) and two (2) family dwelling units, the lot width of a cul-de-sac lot shall not be less than fifty (50) feet when measured at the top of the arc at the minimum front setback line. The minimum width shall be maintained through the rear of residential structure.

- H. Building Height: No building or structure shall exceed thirty-five feet in height above the minimum finished floor elevation exclusive of chimneys, elevator shafts, air conditioning condensing units or cooling towers, except as provided for antennas in Section 2.10.02 of this Ordinance.

Last Modified 10/22/98

- I. Front Yard: Except as provided in Section 2.10.03, there shall be a front yard on every lot of not less than twenty (20) feet. However, if the parcel abuts a major arterial the minimum setback shall be fifty (50) feet.
- J. Side Yard: Except as provided for in Section 2.10.05, individual dwelling units on individual lots shall have a side yard setback of ten percent (10%) of the lot width when measured at the minimum front setback to a maximum of fifteen (15) feet. For project parcels or multi-family projects the minimum side yard setback shall be ten (10) feet. Zero lot line, patio, and cluster homes shall provide one side yard of at least ten percent (10%) of the lot width.
- K. Rear Yard: There shall be a rear yard on every lot of not less than twenty-five (25) feet, except as provided in Section 2.10.04.
- L. Performance Standards

- 1. Open Area/Landscaping: In multiple-family developments and mobile home parks all landscaped areas shall be planted and maintained in lawn, sod or natural foliage in conformance with the requirements set forth in Article 7.

Additionally, for every lot or project parcel used for any dwelling of any classification there shall be a minimum of twenty-five percent (25%) of the total parcel area set aside for open space, recreational, or landscaped area.

For mobile home parks, the provisions of Article 7 (Performance Standards) shall apply. Additionally, a minimum twenty-five (25) foot wide buffer strip consisting of natural vegetation or landscape plantings or a combination thereof shall be required as follows:

A minimum of one tree shall be provided for each thirty-five (35) linear feet of such landscape buffer area or fractional part thereof. Such trees shall be located between the common lot line of the project parcel and adjacent property. Each such tree planted shall be in accordance with the minimum size criteria stated in Section 7.02.02. (Minimum Criteria). The remainder of the required landscape buffer strip shall be landscaped with grass, shrubs, ground cover, or other landscape treatment excluding paving. All of the property (in addition to the required buffer strip) shall be landscaped with at least grass or other ground cover. Refer to Article 7 of this Ordinance for further requirements.

Last Modified 10/22/98

- M. Fences and Walls: For multiple-family developments fences and walls are permitted in accordance with the requirements set forth in Article 7. For mobile home parks a fence, conforming to the requirements in Section 7.02.05, shall be required to completely screen the entire project parcel from adjacent properties, in addition to the required landscaping. However, adjacent mobile home parks are exempt from the fencing requirements for areas where they adjoin, only.
- N. Public Services: Each mobile home individually or in mobile home parks shall have its own individual septic tank, or, in the absence of septic tanks, an approved central collection system shall be provided. Also, each unit shall be required to provide individual meters for electric and potable water service.
- O. Skirting: Skirting is required around the base of all mobile homes between the ground and bottom of the structure.
- P. Where a multifamily residential district abuts a single-family residential district there shall be a setback from said single-family residential district equal to twice the height of the proposed building.

6.05.10 R-3 - Medium High Density Residential District

- A. Purpose: This district is designated to provide suitable areas for medium to high density residential development where sufficient urban services and facilities are available or will be prior to development, or where the extension of such services and facilities will be physically and economically facilitated. It is the intent of these regulations to permit single and two family structures and multiple family structures within the density range as defined in the district regulations subject to the density range as defined in the district regulations subject to the required provision for open space within the project parcel.

The purpose of this Section is to exclude from this district all buildings and other structures and uses having commercial characteristics, whether operated for profit or otherwise, except those home occupations and conditional uses specifically provided for in these regulations. Commercial activities shall be classified as conditional uses since such activities may be compatibly integrated into some highly accessible areas within the district where specified performance criteria may be satisfied. However, commercial activities may not be compatible in other areas where the prevailing densities and scale of development in the immediate vicinity are less intensive, the subject site is less accessible to major streets and intersections, or where development of such site for commercial activities would generate undue congestion, adversely impact natural systems or otherwise burden existing public service systems or adjacent and surrounding properties.

- B. Permitted Uses: In this district a building or premises may be used only for the following purposes: detached single family, zero lot line, patio homes, cluster homes, duplexes, group homes, attached and detached multiple family residential structures and accessory structures and facilities. Mobile homes are prohibited.
- C. Conditional Uses: In this district as a conditional use, a building or premises may be used only for the following purposes upon determination by the County Board of Adjustment (Zoning Review and Appeals Board) that the respective uses comply with standards regulating conditional uses in Section 6.09.00 et. seq. and comply with the site plan review requirements listed in Section 4.04.00: public and private not for profit administrative services; child care services; civic or cultural activities and clubs; public facilities; educational institutions; golf courses; places of worship; recreation and park areas; accessory parking lots; recreational activities; public and private utilities and public facilities; business and professional offices; medical services; nursing homes; special residential facilities; and placement of an accessory building on a lot directly across the right-of-way from where the principle dwelling is located and is under the same ownership.
- D. Site Plan Approval: Site plan approval as provided in Section 4.04.00, is required for all development proposals.
- E. Subdivision Conformance: Any lot within a plat of record as of the effective date of this ordinance shall not be divided into two (2) or more lots unless the provisions of the Subdivision Ordinance are satisfied.
- F. Density: For residential development, property in this district may be developed, at the option of the owner, to a maximum eighteen (18) units per acre.
- G. Lot Size: The minimum width of any lot used for one (1) or two (2) family dwelling units shall be fifty (50) feet when measured at the minimum front setback line. The minimum width of any lot or project parcel used for a multiple family dwelling shall be one hundred (100) feet when measured at the street right-of-way line when measured from front lot corner to front lot corner. Zero lot-line, patio, and cluster homes shall provide a minimum forty (40) foot wide lot at the street right-of-way line when measured from front lot corner to front lot corner. Zero lot-line, patio home, and cluster home sites shall provide a minimum four thousand (4,000) square foot lot size. In all cases, the minimum lot width shall be maintained through the rear of the residential structure.

Last Modified 10/22/98

The minimum lot width on dead end cul-de-sac lots shall not be less than forty (40) feet when measured at the top of the arc of the street right-of-way line. For one (1) and two (2) family dwelling units, the lot width of a cul-de-sac lot shall not be less than fifty (50) feet when measured at the top of the arc at the minimum front setback line. The minimum width shall be maintained through the rear of the residential structure.

Existing lots of record at the time of the adoption of this ordinance or amendments thereto which contain less lot area or width than is required in this district may be used for multiple-dwelling purposes, but may not exceed a gross density than would be allowed in the zoning district.

- H. Building Height: No building or structure shall exceed fifty (50) feet, above the required minimum finished floor elevation exclusive of chimneys, elevator shafts, air conditioning condensing units or cooling towers, except as provided for antennas in Section 2.10.02 of this ordinance.
- I. Front Yard: Except as provided in Section 2.10.03, no building or structure shall have a setback less than fifteen (15) feet from any street, unless the front yard is located on the perimeter of a project, in which case the setback shall be twenty-five (25) feet. However if the parcel abuts a major arterial, the minimum setback shall be fifty (50) feet.

The front yard setback of a lot or project parcel developed for multiple family or office use in the R-3 district and separated by a street from a single family district shall have no parking or other paved surface except for access driveways or sidewalks leading to a structure on the premises and such driveways and sidewalks shall be located generally perpendicular to the street lot line.

Last Modified 6/10/99

- J. Side Yard: Except as provided for in Section 2.10.05, individual dwelling units on individual lots shall have a side yard setback of ten percent (10%) of the lot width when measured at the minimum front setback to a maximum of fifteen (15) feet. For project parcels or multi-family projects the minimum side yard setback shall be ten (10) feet. Zero lot line, patio, and cluster homes shall provide one side yard of at least ten percent (10%) of the lot width.
- K. Rear Yard: Every lot or project parcel shall have a rear yard of not less than ten (10) feet in depth, unless the rear yard is located on the perimeter of a project, in which case the setback shall be twenty-five (25) feet. The setback requirement shall apply to that area within twenty-five (25) feet of the common lot line. See Section 2.10.04 for exceptions.
- L. Performance Standards
1. Open Area/Landscaping: All landscaped areas shall be planted and maintained in lawn, sod or natural foliage in conformance with the requirements set forth in Article 7.
- Additionally, for every lot or project parcel used for any dwelling of any classification there shall be a minimum of twenty-five percent (25%) of the total parcel area set aside for open space, recreational, or landscaped area.
- Every lot used for non-residential use in this district shall have a minimum of fifteen percent (15%) of the total parcel set aside for open landscaping area. Refer to Article 7 of this Ordinance for further requirements.
- M. Where a multifamily residential district abuts a single-family residential district, there shall be a setback from said single-family residential district equal to twice the height of the proposed building.

6.05.11

ER – Estate Residential District

- A. Purpose: This district is designed to provide suitable areas for large lot residential development. This district will be characterized by a single family detached structure and such other structures as are accessory thereto. This district also may include, as specifically provided for in these regulations, conditional uses for community facilities and utilities which service specifically the residents of this district, or which are benefited by and compatible with a rural residential environment. Such facilities should be accessibly located and appropriately situated in order to satisfy special requirements of the respective community facilities.

It is the express purpose of this Section to exclude from this district all buildings or other structures and uses having commercial characteristics, whether operated for profit or otherwise, except those home occupations and conditional uses specifically provided for in this Ordinance.

- B. Permitted Principal Uses: In this district as a permitted use a building or premises may be used only for the following purposes: Detached single family residential structures and accessory structures and facilities.
- C. Conditional Uses: In this district, as a conditional use, a building or premises may be used only for the following purposes, upon determination by the County Board of Adjustment (Zoning Review and Appeals Board) that the respective use complies with standards regulating conditional uses in Section 4.04.00 et. seq. and complies with site plan review requirements listed in Section 4.04.00: educational institutions; golf courses; places of worship; private airstrips; recreation and park areas; recreational activities; public and private utilities and public facilities; and placement of an accessory building on a lot directly across the right-of-way from where the principle single family dwelling is located and is under the same ownership.
- D. Site Plan Approval: Site plan review is required for all subdivision proposals.
- E. Subdivision Conformance: Any land, recorded plot, or a lot within a plat of record as of the effective date of this ordinance shall not be re-divided into two (2) or more lots unless the provisions of the Subdivision Regulations of Santa Rosa County, Florida, have been met.
- F. Density: For residential development, property may be developed at the option of the owner, to a maximum of one (1) dwelling unit per one (1) acre.

**Modified 7/31/03
Last Modified 12/08/03**

- G. Lot Size: The minimum width of any lot used for single family dwelling units shall be seventy (70) feet when measured at the minimum front setback line (front yard). The minimum width shall be maintained through the rear of the residential structure. The minimum width at the street right of way shall not be less than fifty (50) feet. The total square footage shall not be less than 43,560. The minimum lot width may be reduced on dead end cul-de-sac lots. In no case shall a lot width be less than fifty (50) feet when measured at the top of the arc of the street right of way line. The lot width of a cul-de-sac lot shall not be less than seventy (70) feet when measured at the bottom (chord) of the arc of the minimum front setback line. The minimum width shall be maintained through the rear of the residential structure. The total square footage shall not be less than 43,560.
- H. Building Height: No building or structure shall exceed thirty-five (35) feet above the required minimum finished floor elevation, exclusive of chimneys, elevator shafts, air conditioning condensing units or cooling towers, except as provided in Section 2.10.02.
- I. Front Yard: Except as provided in Section 2.10.03, there shall be a front yard on every lot of not less than twenty-five (25) feet. However, if the parcel abuts a major arterial, the minimum setback shall be fifty (50) feet.
- J. Side Yard: There shall be a side yard on each side of every main building of not less than ten (10) percent of the lot width when measured at the minimum front setback line to a maximum of fifteen (15) feet. For irregularly shaped lots and lots fronting on cul-de-sacs and curves, the side yard shall be ten (10) percent of the average of the street frontage width and the rear lot line length. Other modifications shall be in accordance with Section 2.10.05.
- K. Rear Yard: There shall be a rear yard on every lot of not less than twenty-five (25) feet, except as provided in Section 2.10.04.
- L. Performance Standards: Refer to Article 7 of this Ordinance.
- M. Public Services: when septic tanks are used, each dwelling unit shall have its own such septic tank. Within one (1) year of central wastewater collection system availability, such septic tank use shall be discontinued and connection made to the central collection system. Each unit shall also have its own electric meter and potable water service.
- N. Livestock: The keeping of livestock or fowl shall not be permitted in the Estate Residential district.

Modified 7/31/03
Last Modified 12/08/03

6.05.12 PUD - Planned Unit Development District

- A. Planned Unit Development District (PUD): Within this district as shown on the zoning map of the Santa Rosa County, Florida, Planning area, the following Regulations shall apply:
- B. Intent and Purpose, Permitted Uses
1. Intent and Purpose: It is the purpose of this article to permit PUD's which are intended to encourage the development of land as planned communities, encourage flexible and creative concepts of site planning; preserve the natural amenities of the land by encouraging scenic and functional open areas; accomplish a more desirable environment that would not be possible through the strict application of the minimum requirements of these regulations; provide for an efficient use of land resulting in smaller networks of streets and utilities where access to regional systems is impractical and thereby lowering development and housing costs; and provide a stable environmental character compatible with surrounding areas.
 2. Permitted Uses: The uses permitted within this district shall include the following:
 - a. Residential units, including single-family attached and detached dwelling, two-family dwellings, and multiple-family dwellings.
 - b. Churches, schools, community or club buildings and similar public and semi-public facilities.
 - c. Non-residential uses, including commercial or retail uses, (as secondary uses serving the development only) offices, clinics and professional uses.
- C. Building Height: No building or structure shall exceed thirty-five (35) feet in height above the required minimum finished floor elevation, exclusive of elevator shafts, air conditioning condensing units or cooling towers, except as provided for antennas in Section 2.10.02 of this ordinance.
- D. Definitions: In addition to the definitions contained in Article 3 of this ordinance, the following terms, phrases, words and derivations shall have the following meaning:

Last Modified 12/08/03

1. Common Open Space: An area of land, or an area of water, or combination of land and water within the area of a PUD which is designed and intended for the use or enjoyment by residents of the PUD in common. Common open space may contain such recreation structures and improvements as are desirable and appropriate for the common benefit and enjoyment of residents of the PUD.
2. Gross Acreage: The total number of acres within the perimeter boundaries of a PUD.
3. Land Owner: The legal or beneficial owner or owners of all the land proposed to be included in a PUD; the holder of an option or a contract to purchase; or a person having possessory rights of equal dignity will be deemed to be a land owner for the purpose of this Section, so long as the consent to the PUD of the owners of all other interests in the land concerned is obtained.
4. Net Acreage: The total number of acres within the perimeter boundaries of a PUD excluding areas devoted to streets, rights-of-way, easements, lakes, public and private open space and recreation areas.
5. Planned Unit Development (PUD): An area of land devoted by its owner to development as a single entity for a number of dwelling units, and commercial uses in accordance with a plan which does not necessarily comply with the provisions of this ordinance with respect to lot size, lot coverage, setbacks, off-street parking, bulk or type of dwelling, density and other regulations.
6. Plan: Plans for development of land approved for PUD's shall be processed in accordance with procedures established in the Santa Rosa County Subdivision Regulations. The preliminary development plan is to be submitted to the Santa Rosa County Planning Department and County Engineer with the preliminary plat. The final development plan is submitted in the same manner for final plat approval.

All terms, conditions and stipulations made at the time of approval for PUD's shall be binding upon the applicant or any successors in interest. Deviations from approved plans not approved as a minor or substantial change as set forth in this ordinance or failure to comply with any requirement, condition or safeguard shall constitute a violation of these zoning regulations.

E. Procedure For Approval of a Planned Unit Development: The procedure for obtaining a change in zoning district for the purpose of undertaking a PUD shall be as follows:

1. Preliminary Planned Unit Development and Master Plan Approval: The applicant shall submit to the Planning Director, his application for the PUD zoning classification and shall submit the following exhibits at the same time.
 - a. A statement of objectives describing the general purpose and character of the proposed development including type structures and uses.
 - b. A Vicinity Map showing the location of the proposed development.
 - c. Boundary survey and legal description of the property.
 - d. A Topographic Survey.
 - e. A Master Plan. A master plan, drawn at a scale suitable for presentation, showing and/or describing the following:
 - (1) Proposed Land Uses Including Type Structures:
 - (2) Lot Sizes:
 - (3) Building Setbacks: Proposed building setbacks shall be noted and shall define the distance buildings will be setback from:
 - (a) Surrounding property lines.
 - (b) Proposed and existing streets.
 - (c) Other proposed buildings.
 - (d) The center line of rivers, streams and canals.
 - (e) The high water line of lakes.
 - (f) Other man-made or natural features which would be affected by building encroachment.

- (4) Proposed Maximum Height of Buildings:
- (5) Open Spaces:
 - (a) Developed recreation.
 - (b) Common open space.
 - (c) Natural areas.
- (6) Collector and Residential Access Streets:
- (7) Screening, Buffering and Landscaped Areas:
- f. A table showing acreage for each category of land use.
- g. A table of proposed maximum and average densities for residential land uses.
- h. A Preliminary Utility Service Plan including sanitary sewers, storm drainage, and potable water supply.
- i. A statement indicating the type of legal instruments that will be created to provide for management of common areas.
- 2. Processing the Planned Unit Development Zoning Application and Preliminary Master Plan Submittals: When the Planning Director has received the application and submittals, and is satisfied that the application and submittals are complete, the application shall be processed as any other zoning application in accordance with the provisions of the zoning regulations.
- 3. Final Development Plan: If rezoning approval for the PUD is granted, the applicant shall submit a Final Planned Unit Development Plan covering all or part of the approved Master Plan within twelve (12) months, to the Planning Director. The Final Development Plan shall include the following exhibits.
 - a. A statement of objectives.
 - b. A topographic map.

- (1) The location of existing buildings, water courses, transmission lines, sewers, bridges, water mains and any public utility easements.
 - (2) Wooded areas, streams, lakes, marshes and any other physical conditions affecting the site.
- c. A development plan showing:
- (1) The boundaries of the site.
 - (2) Width, location and names of surrounding streets.
 - (3) Surrounding land use.
 - (4) Proposed streets and street names and other vehicular and pedestrian circulation systems including off-street parking.
 - (5) The use, size and location of all proposed building sites including type structures.
 - (6) Location and size of common open spaces and public or semi-public areas.
- d. A utility service plan showing:
- (1) Existing and proposed drainage and sewer lines.
 - (2) The disposition of sanitary waste and stormwater.
 - (3) The source of potable water.
 - (4) Location and width of all utility easements rights-of-way.
 - (5) Department of Transportation and Department of Environmental Regulation Permits.
- e. All landscaped areas:
- (1) Landscaped areas.

- (2) Location, height and material for walks, fences, walkways, and other man-made landscape features.
 - f. The substance of covenants, grants, easements or restrictions to be imposed on the use of the land, buildings and structures, including proposed easements for public and private utilities. All such legal documents, including homeowners associations and deed restrictions, must be approved by the County Attorney before final approval of the plan.
4. No building permit shall be issued for any portion of a proposed PUD until the final Development Plan has been approved.
 5. Revision of a Planned Unit Development: Any proposed major and substantial change in the approved Preliminary Planned Unit Development Master Plan which affects the intent and character of the development, the density or land use pattern, the location or dimensions of arterial or collector streets, or similar substantial changes, shall be reviewed by the Board of Adjustment (Zoning Review and Appeals Board) in the same manner of the initial Zoning Application. A request for a revision of the Preliminary Planned Unit Development Master Plan shall be supported by a written statement and by revised plans. Minor changes, and/or deviations from the Preliminary Planned Unit Development Master Plan, which do not affect the intent or character of the development, shall be reviewed by the Planning Director. Upon approval of the revisions, both minor and major the applicant shall make revisions to the plans and submittals and file with the County Planning Director and with the Santa Rosa County Clerk within thirty (30) days.

Examples of substantial and/or minor changes are:

Substantial Changes

Perimeter changes;

Major street relocation;

Change in building height, density, or land use pattern.

Minor Changes:

Change in alignment, location direction, or length of local street;

Adjustments or minor shifts in dwelling unit mixes, not resulting in increased overall density;

Reorientation or slight shifts in building locations.

6. Planned Unit Development Time Limitations: If substantial construction, as determined by the Planning Director, has not begun within two (2) years after approval of the PUD under Article D hereof, the approval of the PUD will lapse.

The Planning Director may extend the period for beginning construction, at the request of the owner. If the PUD lapses under this provision, the Planning director shall cause the PUD district to be removed from the official zoning map, mail a notice by registered mail of revocation to the owner and reinstate the zoning district which was in effect prior to the approval of the PUD.

F. Development Standards for Planned Unit Developments

1. Relation to Zoning Districts: An approved PUD shall be considered to be a separate zoning district in which the development plan, as approved established the restrictions and regulations according to which the development shall occur. Upon approval, the official Zoning Map will be changed to indicate the area as PUD.
2. Density: The average density permitted in each PUD shall be established by the Planning Director by examining the existing surrounding density, adequacy of existing and proposed public facilities and services and site characteristics. However, the maximum density allowed in any PUD shall be one-hundred and fifty (150) percent of the highest permitted density of any residential district, to a maximum of thirty (30) units per acre.
3. Dimensional and Bulk Regulations: The location of all proposed building sites shall be shown on the Final Development Plan.
4. Common Open Space: Common open spaces shown on a Final Development Plan shall be usable, common open space owned and operated by the developer or dedicated to a homeowner association or similar group.
5. Access and Parking: All streets, thoroughfares and access ways shall be paved and designed to effectively relate to the major thoroughfares of Santa Rosa County. Adequate off-street parking shall meet the off-street parking requirements as set forth in Article 7 of the Zoning Ordinance for similar uses unless otherwise approved. Streets shall conform to County Subdivision Ordinance Requirements.

6. Perimeter Requirements: The Board of Adjustment (Zoning Review and Appeals Board) or Planning Department may impose the requirement that structures, buildings and streets located at the perimeter of the development be permanently screened to protect the privacy of the adjacent existing uses.

PUD (ZONING) APPLICATION AND SUBMITTAL CHECK-LIST

- | | | |
|----------|-----|---|
| _____ PD | 1. | Statement of Objectives |
| | a. | The general purpose of the proposed development. |
| | b. | The general character of the proposed development. |
| _____ PD | 2. | A Vicinity Map showing the location of the proposed PUD. |
| _____ PD | 3. | A Boundary Survey and legal description of the property. |
| _____ PD | 4. | Topographic Survey. |
| _____ PD | 5. | Master Plan. |
| _____ PD | a. | Proposed land uses including type of structures. |
| _____ CE | b. | Lot sizes. |
| | c. | Building Setbacks. |
| _____ PD | (1) | Surrounding and property lines. |
| _____ CE | (2) | Proposed and existing streets. |
| _____ PD | (3) | Other proposed buildings. |
| _____ CE | (4) | The centerline of rivers, streams, and canals. |
| _____ CE | (5) | The high water line of lakes. |
| _____ PD | (6) | Other manmade or natural features which would be affected by building encroachment. |
| _____ PD | d. | Maximum height of buildings. |
| | e. | Open spaces. |

- _____ PD (1) Developed recreation.
- _____ PD (2) Common open space.
- _____ PD (3) Natural areas.
- _____ CE f. Arterial and collector streets and thoroughfares.
- _____ PD g. Screening and buffering areas and concepts.
- _____ PD h. Landscaped areas and concepts.
- _____ PD 6. A table showing acreage for each category of land use.
- _____ PD 7. A table of proposed maximum and average densities for residential land uses.
- _____ CE 8. Preliminary utilities service plan, including sanitary sewers, storm drainage, and potable water supply.
- _____ PD 9. A statement indicating the type of legal instruments that will be created to provide for the management of common areas.

PD - Planning Director

CE - County Engineer

6.05.13 PBD - Planned Business District

A. Planned Business District: Within this district as shown on the zoning map of the Santa Rosa County Planning Area, Florida, the following regulations shall apply:

A. Intent and Purpose, Permitted Uses

1. Intent and Purpose: It is the purpose of this article to permit Planned Business developments along major arterials and to encourage the development of this land with highway frontage as planned communities, and business and commercial centers; encourage flexible and creative concepts of site planning; preserve the natural amenities of the land by encouraging functional open areas; accomplish a more desirable environment that would not be possible through the strict application of the minimum requirements of these regulations; provide for an efficient use of land resulting in smaller networks of streets and utilities where access to regional systems is impractical and thereby lowering development and

Last Modified 12/08/03

housing costs; and providing a stable environmental character compatible with surrounding areas; limit access on to major arterials to central locations in order to reduce safety hazards posed by unlimited or uncontrolled access.

2. Permitted Uses: The uses permitted within this district shall include the following:
 - a. Residential units, including single-family attached and detached dwellings, two-family dwellings and multiple-family dwellings.
 - b. Churches, schools, community or club buildings and similar public and semi-public facilities.
 - c. Non-residential uses, including commercial or retail uses; offices, clinics and professional uses.
- C. Building Height: No building or structure shall exceed fifty (50) feet in height above the required minimum finished floor elevation, exclusive of elevator shafts, air conditioning condensing units or cooling towers, except as provided for antennas in Section 2.10.02 of this ordinance.
- D. Definitions: In addition to the definitions contained in Article 3 of this ordinance, the following terms, phases, words and derivations shall have the following meaning:
 1. Common Open Space: An area of land, or an area of water, or combination of land and water within the area of a Planned Business Development district which is designed an intended for the use of enjoyment of residents or users of the Planned Business Development in common. Common open space may contain such recreation structures and improvements as are desirable and appropriate for the common benefit and enjoyment of residents or users of the Planned Business Development.
 2. Gross Acreage: The total number of acres within the perimeter boundaries of a Planned Business Development.
 3. Land Owner: The legal or beneficial owner or owners of all the land proposed to be included in a Planned Business Development: the holder of an option or a contract to purchase; or a person having possessory rights of equal dignity (such as a lease) will be deemed to be a land owner for the purpose of this Section.

4. Net Acreage: The total number of acres within the perimeter boundaries of a Planned Business Development excluding areas devoted to streets, rights-of-way, easements, lakes, public and private open space and recreation areas.
5. Planned Business Development: An area of land of at least fifteen (15) acres devoted by its owner to development as a single entity for a number of dwelling units, and/or commercial uses in accordance with a plan which does not necessarily comply with the provisions of this ordinance with respect to lot size, lot coverage, setbacks, off-street parking, bulk or type of dwelling, density and other regulations.
6. Plan: Plans for development of land approved for Planned Business District shall be processed in accordance with procedures established in the Santa Rosa County Subdivision Regulations. The preliminary development plan is to be submitted to the Santa Rosa County Planning Department and County Engineer with the preliminary plat. The final development plan is submitted in the same manner for final plat approval.

All terms, conditions and stipulations made at the time of approval for Planned Business District shall be binding upon the applicant or any successors in interest. Deviations from approved plans not approved as a minor or substantial change as set forth in this ordinance or failure to comply with any requirement, condition or safeguard shall constitute a violation of these zoning regulations.

- E. Procedure for Approval of a Planned Business Development: When a parcel of land is zoned for Planned Business district (PBD), such parcel shall not be subdivided into smaller parcels less than fifteen (15) acres in size without first complying with the provisions of this Section for Master Planning. The procedure for obtaining approval for the purpose of undertaking a Planned Business Development shall be as follows:

1. Preliminary Planned Business Development and Master Plan Approval: The applicant shall submit to the Planning Director, his application for the approval of the Planned Business Development and shall submit the following exhibits at the same time.
 - a. A statement of objectives describing the general purpose and character of the proposed development including type structures and uses.
 - b. A Vicinity Map showing the location of the proposed Planned Business Development.

- c. Boundary survey and legal description of the property.
- d. A Topographic survey.
- e. A Master Plan, drawn at a scale suitable for presentation, showing and/or describing the following:
 - (1) Proposed Land Uses Including Type Structures:
 - (2) Lot Sizes:
 - (3) Building Setbacks: Proposed building setbacks shall be noted and shall define the distance buildings will be setback from:
 - (a) Surrounding property lines.
 - (b) Proposed and existing streets and highways.
 - (c) Other proposed buildings.
 - (d) The center line of rivers, streams, and canals.
 - (e) The high water line of lakes.
 - (f) Other man-made or natural features which would be affected by building encroachment.
 - (4) Proposed Maximum Height of Buildings:
 - (5) Open Spaces:
 - (a) Developed recreation.
 - (b) Common open space.
 - (c) Natural areas.
 - (6) Residential Collector, Residential Sub-collector and Residential Access Streets:
 - (7) Screening, Buffering and Landscaped Areas:
- f. A table showing acreage for each category of land use.

- g. A table of proposed maximum and average densities for residential land uses.
 - h. A Preliminary Utility Service Plan including sanitary sewers, storm drainage, and potable water supply, showing general location of major water and sewer lines, plant location, lift stations.
 - i. A statement indicating the type of legal instruments that will be created to provide for the management of common area.
2. Processing the Planned Business Development Approval Application and Preliminary Master Plan Submittals: When the Planning Director has received the application and submittals, the application shall be processed as any other site plan approval application in accordance with the provisions of the zoning regulations.

Preliminary Master Plan must accompany Rezoning Applications. Upon approval of the Planned Business Development application and Preliminary Master Plan, the Planning Director and the applicant shall complete the file within thirty (30) days, including the development plan and submittals, and place this information on file with the Santa Rosa County Clerk and the Planning Department.

3. Final Development Plan: If approval for the Planned Business Development is granted, the applicant shall submit a Final Planned Business Development Plan covering all or part of the approved Master Plan within twelve (12) months, to the Planning Director.

The Final Development Plan shall include the following exhibits.

- a. A statement of objectives:
- b. A topographic map showing:
 - (1) The location of existing streets, buildings, water courses, transmission lines, sewers, bridges, water mains and any public utility easements.
 - (2) Wooded areas, streams, lakes, marshes and any other physical conditions affecting the site.
 - (3) Existing contours shown at intervals of ten (10) feet.
- c. A development plan showing:

- (1) The boundaries of the site.
 - (2) Width, location and names of surrounding streets.
 - (3) Surrounding land use.
 - (4) Proposed streets and street names and other vehicular and pedestrian circulation systems including off-street parking.
 - (5) The use, size and location of all proposed building sites including type structures.
 - (6) Location and size of common open spaces and public or semi-public areas.
 - d. A utility service plan showing:
 - (1) Existing and proposed drainage and sewer lines.
 - (2) The disposition of sanitary waste and stormwater.
 - (3) The source of potable water.
 - (4) Location and width of all utility easements right-of-way.
 - (5) Department of Transportation and Department of Environmental Regulation Permits.
 - e. A landscaping plan showing:
 - (1) Landscaped areas.
 - (2) Location, height and material for walks, fences, walkways, and other man-made landscape features.
 - f. The substance of covenants, grants, easements or restrictions to be imposed on the use of the land, buildings and structures, including proposed easements for public and private utilities. All such legal documents, including homeowners associations and deed restrictions, must be approved by the County Attorney before final approval of the plan.
4. No building permit shall be issued for any portion of a proposed Planned

Business Development until the Final Development Plan has been approved.

5. Revision of an Approved Planned Development: Any proposed major and substantial change in the approved Preliminary Planned Business Development Master Plan which affects the intent and character of the development, the density or land use pattern, the location or dimensions of arterial or collector streets, or similar substantial changes, shall be reviewed by the Planning Department in the same manner of the initial site plan approval. A request for a revision of the Preliminary Planned Business Development Master Plan, shall be supported by a written statement and by revised plans demonstrating the reasons and revisions are necessary or desirable.

Minor changes, and/or deviations from the Preliminary Planned Business Development Master Plan, which do not affect the intent or character of the development, shall be reviewed and identified by the Planning Director and approved by the same. Upon approval of the revisions, the applicant shall make revisions to the plans and submittals and file with the County Planning Director and with the Santa Rosa County Clerk within thirty (30) days.

Examples of substantial and/or minor changes are:

Substantial Changes:

Perimeter changes;
Major street relocation;
Change in building height, density, or land use pattern.

Minor Changes:

Change in alignment, location direction, or length of local street;
Adjustments or minor shifts in dwelling unit mixes, not resulting in increased overall density; Reorientation or slight shifts in building locations.

6. Planned Business Development Time Limitations: If substantial construction, as determined by the Planning Director, has not begun within two (2) years after approval of the Planned Business Development under Article D hereof, the approval of the Planned Business Development will lapse. Thirty days prior to any lapse date the Planning Director shall notify the Owner of such date.

The Planning Director may extend the period for beginning construction, at the request of the owner. If the Planned Development lapses under this provision, the Planning Director shall mail a notice, by registered mail, of revocation to the owner.

F. Development Standards for Planned Business Developments

1. The minimum size parcel shall have a minimum frontage width of one hundred (100) feet on a major or minor arterial to be considered for Planned Business Development.
2. Relation to Zoning Districts: An approved Planned Business Development Plan shall establish the restrictions and regulations according to which the development shall occur. Upon approval, the official Zoning Map will be changed to indicate the uses in the Planned Business Development.
3. Density: The average density permitted in each Planned Business Development shall be established by the Planning Director by examination of existing surrounding density, adequacy of existing and proposed public facilities and services and site characteristics. However, the maximum density allowed in any PBD shall be one hundred and fifty (150) percent of the highest permitted density of any residential district, to a maximum of thirty (30) units per acre.
4. Dimensional and Bulk Regulations: The location of all proposed building sites shall be shown on the Final Development Plan, subject to the minimum lot sizes, setback lines, specified in the Master Plan as approved by the Planning Department.
5. Common Open Spaces: At least fifteen percent (15%) of the area covered by a Final Development Plan shall be usable, common open space owned and operated by the developer or dedicated to a homeowner association or similar group. Provided, that in establishing the density per gross acre, the Planning Director may increase the percentage of common open space in order to carry out the intent and purposes as set forth in Article B hereof.
6. Access and Parking: All streets, thoroughfares and access ways shall be designed to effectively relate to the major thoroughfares of Santa Rosa County. Adequate off-street parking shall meet the off-street parking as set forth in Article 7 of the Zoning Ordinance for similar uses unless otherwise approved. Streets shall conform to County Subdivision Ordinance Requirements.

7. Perimeter Requirements

- a. The Planning Department may impose the requirement that structures, buildings and streets located at the perimeter of the development be permanently screened to protect the privacy of the adjacent existing uses.
- b. Frontage streets and limited access-ways are required where proposed development would otherwise have district access to major and minor arterials to protect the health, safety and welfare of the motoring public.

PLANNED BUSINESS DEVELOPMENT SUBMITTAL CHECKLIST

- _____ PD 1. Statement of Objectives
 - a. The general purpose of the proposed development.
 - b. The general character of the proposed development.
- _____ PD 2. A Vicinity Map showing the location of the proposed Planned Business Development.
- _____ PD 3. A Boundary Survey and legal description of the property.
- _____ PD 4. Topographic Survey.
- _____ PD 5. Master Plan.
 - _____ PD a. Proposed land uses including type of structures.
 - _____ CE b. Lot sizes.
 - c. Building setbacks.
 - _____ PD (1) Surrounding property lines.
 - _____ CE (2) Proposed and existing streets.
 - _____ PD (3) Other proposed buildings.
 - _____ CE (4) The centerline of rivers, streams, and canals.
 - _____ CE (5) The high water line of lakes.

- _____ PD (6) Other man-made or natural features which would be affected by building encroachment.
- _____ PD d. Maximum height of buildings.
- _____ PD e. Open spaces.
- _____ PD (1) Developed recreation.
- _____ PD (2) Common open space.
- _____ PD (3) Natural areas.
- _____ CE f. Arterial and collector streets and thoroughfares.
- _____ PD g. Screening and buffering areas and concepts.
- _____ PD h. Landscaped areas and concepts (including location, species, height of plant materials).
- _____ PD 6. A table showing acreage for each category of land use.
- _____ PD 7. A table of proposed maximum and average density for residential land uses.
- _____ CE 8. Preliminary utilities service plan, including sanitary sewers, storm drainage as required by DER, and potable water supply.
- _____ PD 9. A statement indicating the type of legal instruments that will be created to provide for the management of common areas.
- _____ PD 10. File with County Clerk.

PD - Planning Director

CE - County Engineer

6.05.14 NC – Neighborhood Commercial District

- A. Purpose: This District is designated to provide for a limited range of uses in appropriate and easily accessible locations adjacent to residential areas and having access to a limited market area. This District is intended to be situated adjacent to residential areas.

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Additionally, this District is intended to provide areas for low intensity commercial uses that primarily offer goods, services and opportunity for office employment nearby to surrounding residential areas. All NC uses must be located adjacent to a collector or arterial roadway unless specifically included in an overall plan of development.

Similarly, it is intended that the site plan criteria assist in evaluating economic implications with a view toward generating a stable economy and efficient, timely and economical delivery of needed public facilities and services.

- B. Permitted Uses: In this District a building or premise may be used only for the following purposes:
1. Community facilities limited to public and private not-for-profit clubs, cultural and civic activities, places of worship, and childcare services.
 2. Commercial activities limited to:
 - a. Business and professional offices, financial and banking, medical services, and personal services;
 - b. Restricted sales; general or specialized retail centers less than 3,000 square feet in total building area;
 - c. Bed and breakfast establishments;
 - d. Live/work uses for artisans, professionals, and service providers;
 - e. Neighborhood eateries, cafes, and delis less than 1,000 square feet in total building area not including high turnover sit down restaurants or fast food restaurants with drive through windows; and
 - f. Child day care centers.
 3. Second story residential uses are encouraged to be located above shops and/or offices, to the extent that on site parking, or off-site parking shared with other users, can be provided. Residential uses are not permitted on the ground floors of buildings; and
 4. Accessory uses or structures to any principle use permitted in the district.
 5. Mobile homes are prohibited in this District.

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- C. Conditional Uses: In this District, as a conditional use, a building or premise may be used only for the following purposes upon determination by the County Board of Adjustments (Zoning Review and Appeals Board) that the respective use complies with the standards regulating conditional uses in Section 6.09.00 et. seq. and complies with the site plan requirements listed in Section 4.04.00: public and private utilities and public facilities, single and multiple family dwelling structures.
- D. Site Plan Approval: Site plan review, as provided for in Section 4.04.00, is required for all development proposals in this district.
- E. Subdivision Conformance: Any land or lot within a plat of record (or not) on the effective date of this ordinance shall not be re-divided into two (2) or more lots unless the provisions of the subdivision regulations of Santa Rosa County, Florida (Section 4.03.00 et. seq.) have been met.
- F. Density: All commercial development proposals are subject to site plan criteria of Section 4.04.00. Impervious cover is limited to a maximum of eighty-five percent (85%) of the property. NOTE: Impervious cover may be reduced further depending on features associated with the property and the proposed use of said property. All mixed commercial and residential development proposals must be developed at a maximum density of eight (8) units per acre.
- G. Lot Size: The minimum width of any lot developed for commercial uses or mixed Commercial and Residential uses shall be one hundred (100) feet when measured at the minimum front setback line and shall have a minimum width at the street right-of-way line of not less than one hundred (100) feet to allow for adequate ingress and egress and accel./decel. Lanes; however, multiple attached and detached businesses may occupy the same lot.
- H. Building Height: No building shall be erected in this district in excess of thirty-five (35) feet in height above the required minimum finished floor elevation or two and one-half stories whichever is less, exclusive of chimneys, elevator shafts, air conditioning units and cooling towers, except as provided for in Section 1.20.02 of this Ordinance.
- I. Front Yard: There shall be a front yard setback for commercial development from Right-of-way of not less than fifty (50) feet for all uses except as provided in Section 2.10.03.
- J. Side Yard: Except as provided in Section 2.10.05, no commercial building or structure shall have a setback less than five (5) feet (excluding bed and breakfast establishments) except in the following situations:

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1. On any side of a lot or project parcel which abuts any residential use or zone, a side yard setback of thirty (30) feet shall be provided.
 2. On any side of a lot or project parcel which abuts any rights-of-way A side yard set back of twenty-five (25) feet from minor arterials and lesser classified rights-of-way shall be provided. Where the side yard abuts a major arterial, the side setback shall be fifty (50) feet. Additionally, when none of the above situations apply, the minimum side setback for guest houses shall not be less than eight (8) feet.
- K. Rear Yard: There shall be a rear yard setback for all uses having a depth of not less than twenty-five (25) feet, except as provided in Section 2.10.04.
- L. Performance Standards
1. Open Space/Landscaping: Every lot or project parcel in this district shall have a minimum of fifteen (15) percent of the total parcel area set aside for open landscaped area. All landscaped areas shall be planted and maintained in lawn, sod or natural foliage, and no part of any required open area shall be used for driveways or parking areas. Additionally, landscaping and other performance standards shall adhere to requirements as set forth in Article 7. In addition, the following design considerations shall apply to this district:
 - a. Metal buildings are excluded from this district;
 - b. Retail/service buildings shall have no neon on their exterior, but non-flashing neon signs may be displayed inside windows provided they occupy no more than fifteen percent (15%) of the window they are displayed.
 - c. Commercial uses or mixed commercial/residential uses must be so designed as to maximize compatibility with any adjacent residential uses.
- M. Public Services: Within one (1) year of central wastewater collection system Availability, septic tank use shall be discontinued and connection made to the central collection system.
- N. Itinerant Vendors: Itinerant vendors are prohibited in this District.

Modified 8/24/00

6.05.15 HCD - Highway Commercial Development District

- A. Purpose: This district is designed to provide for a wide range of uses in appropriate and easily accessible locations adjacent to major transportation corridors and having access to a wide market area. This district is intended to be situated along selected segments of major thoroughfares in the vicinity of major intersections.

Automobiles and other vehicular service establishments, motels and hotels, business and professional offices, general retail and eating and drinking establishments, primarily characterize this district. This district should be situated in the vicinity of existing general commercial uses and should be buffered from residential areas.

Additionally, this district is generally located adjacent to districts characterized by medium to high density residential development and areas of more intensive commercial use. Bulk regulations and site plan criteria within the district are designed to maximize compatibility with lesser intense use of land and buildings in the district and provide for smooth transition in areas where activities of varying intensity exist.

Similarly, it is intended that the site plan criteria assist in evaluating economic implications with a view toward generating a stable economy and efficient, timely and economical delivery of needed public facilities and services.

- B. Permitted Uses: In this district a building or premises may only be used for the following purposes:

1. Community facilities limited to public and private not-for-profit clubs, cultural and civic activities; places of worship, and child care services.
2. Commercial activities limited to:
 - a. Business and professional offices, financial and banking services, and medical services, personal services;
 - b. indoor commercial amusement activities;
 - c. restricted sales and services; general retail sales and services;
 - d. funeral homes only where adequate space is provided on the premises for the formation of funeral processions, and no such activity shall take place on public streets or rights-of-way;

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- e. restaurants with or without drive-thru facilities;
- f. parking garages or lots;
- g. trade services and repair, provided all activities and storage are contained in an enclosed building;
- h. automobile maintenance, garages and gas stations, subject to the following provisions;
 - (1) all hydraulic hoists, pits, lubricating, washing repair and service not of emergency nature or short term diagnostic or minor repair work shall be conducted entirely within a building.
 - (2) all merchandise and material for sale shall be displayed within an enclosed building except that oil for use in motor vehicles may be displayed or sold from an appropriate rack or compartment at the convenience of the customer and station attendant.
 - (3) flammable materials shall be stored within the building setback lines and in a manner satisfactory to the Fire Department Chief and the Director of the Building Department.
 - (4) storage of inoperative or unregistered motor vehicles generally shall not be permitted on the premises. However, motor vehicles which are being serviced may be stored in appropriate outside parking areas for a period not to exceed eight (8) weeks. Motor vehicles which may have been towed from the scene of an accident may be held or stored in a fully enclosed building or behind an eight (8) foot completely screened area in the rear yard of the business.
 - (5) when a service station dispensing flammable materials becomes vacant for a period exceeding one (1) year, the property owner shall be required to remove or treat in a safe manner, approved by the Building Department Director, all flammable materials or storage tanks on the site.
- i. vehicular sales and services but all service activities shall be confined to minor repair and maintenance and all such activities must be confined to enclosed buildings;

- j. veterinary services provided all such activities are located in a fully enclosed, soundproof building;
 - k. wholesale trades and services limited expressly to establishments where all activities and storage are contained in an enclosed building.
 - l. travel trailer parks and campgrounds under one ownership, which have been approved for development in accordance with applicable state and county regulations, service buildings which shall include space and separation for a park manager's office and storage of maintenance equipment and supplies, and space for self-service laundry facilities provided that such uses are restricted for use to paying park users only.
 - m. self storage facilities
 - n. retail and wholesale bakeries
 - o. retail nurseries.
 - p. Nursing homes
 - q. Hotels and motels
 - r. Special Residential Facilities
- 3. Accessory uses or structures to any principal use permitted in the district.
 - 4. Mobile homes are prohibited in this district except where being offered as a product for sale at a licensed mobile home sales facility.

B. Conditional Uses: In this district, as a conditional use, a building or premises may be used only for the following purposes upon determination by the County Board of Adjustment (Zoning Review and Appeals Board) that the respective use complies with standards regulating conditional uses in Section 6.09.00 et. seq. and complies with the site plan requirements listed in Section 4.04.00:

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Single and multiple family dwelling structures; guest homes; boarding homes; transient quarters oriented to serving seasonal or transient residents; public and private utilities and public facilities; wholesale plant nurseries and landscape services; recreation and park areas; vehicular paint and body shops; kennels; limited manufacturing and assembly; recreational activities; towers and telecommunications facilities; commercial antennas; and commercial outdoor amusement activities.

- D. Site Plan Approval: Site plan review, as provided for in Section 4.04.00, is required for all development proposals in this district.
- E. Subdivision Conformance: Any land or lot within a plat of record (or not) on the effective date of this ordinance shall not be re-divided into two (2) or more lots unless the provisions of the Subdivision Regulations of Santa Rosa County, Florida (Section 4.03.00 et. seq.) have been met.
- F. Density: All development proposals are subject to site plan criteria of Section 4.04.00. Impervious cover is limited to a maximum of 85% of the property. NOTE: Impervious cover may be reduced further depending on features associated with the property and the proposed use of said property.
- E. Lot Size: The minimum width of any lot developed for commercial uses shall be one hundred (100) feet when measured at the minimum front setback line and shall have a minimum width at the street right-of-way line of not less than one hundred (100) feet to allow for adequate ingress and egress and accel. / decel. lanes; however, multiple attached businesses may occupy the same lot.
- H. Building Height: No building shall be erected in this district in excess of fifty (50) feet in height above the required minimum finished floor elevation, exclusive of chimneys, elevator shafts, air conditioning condensing units and cooling towers, except as provided for in Section 2.10.02 of this Ordinance.
- I. Front Yard: There shall be a front yard setback from any right-of-way of not less than fifty (50) feet for all uses except as provided in Section 2.10.03.
- J. Side Yard: Except as provided in Section 2.10.05, there shall be a five (5) foot side setback for Commercial Uses (excluding multiple family dwellings, hotels, motels, guest houses, and other transient quarters) except in the following situations:

Modified 6/10/99
Last Modified 8/24/00

1. On any side of a lot or project parcel which abuts any residential use or zone, a side yard setback of thirty (30) feet shall be provided.
 2. On any side of a lot or project parcel which abuts any right-of-way, a side yard setback of twenty-five (25) feet from minor arterials and lesser classified rights-of-way shall be provided. Where the side yard abuts a major arterial, the side setback shall be fifty (50) feet. Additionally, when none of the above situations apply, the minimum side setback for multiple family dwellings, hotels, motels, guest houses, and other transient quarters, shall not be less than eight (8) feet.
- K. Rear Yard: There shall be a rear yard setback for all uses having a depth of not less than twenty-five (25) feet, except as provided in Section 2.10.04.
- L. Performance Standards
1. Open Space/Landscaping: Every lot or project parcel in this district (excluding hotels, motels, guest houses and other transient quarters) shall have a minimum of fifteen (15) percent of the total parcel area set aside for open landscaped area. Hotels, motels, guest houses and other transient quarters shall have a minimum of twenty-five (25) percent of the total parcel area set aside for open landscaped area. All landscaped areas shall be planted and maintained in lawn, sod or natural foliage, and no part of any required open area shall be used for driveways or parking areas. Additionally, landscaping and other performance standards shall adhere to requirements as set forth in Article 7.
- M. Public Services: Within one (1) year of central wastewater collection system availability, septic tank use shall be discontinued and connection made to the central collection system.
- N. Itinerant Vendors: Itinerant vendors shall comply with the requirements of the land development code to the same extent as other commercial uses which occupy buildings and fixed locations. This shall include but not be limited to site plan approval and compliance with performance standard requirements prior to conducting business. Itinerant Vendors shall be defined as all persons, firms and corporations who engage in the business of selling, offering for sale or exhibiting for sale, any goods, wares or merchandise from a fixed location, and in the course of carrying on such business, do not operate from a permanent building or in conjunction with a lawful commercial use which utilizes a permanent building. Itinerant vendors shall not include persons, firms, or corporations making sales by visiting individual homes or businesses.

Modified 6/10/99

Exemptions:

1. The sale of agricultural products when the products are sold by the person who grew said products.
2. The sale of merchandise by a charitable, religious, fraternal, youth, civic, service or other such organization when the sale is made by the members thereof and the proceeds are used exclusively in the charitable, religious, fraternal, youth, civic and service activities of the organization.
3. The sale of merchandise at fairs, festivals, celebrations or other special events sponsored or permitted by the appropriate governing body.

6.05.16 C-1M - Marina District

- A. Purpose: This district is designed to accommodate watercraft and limited commercial services and facilities oriented to users of docks, moorings and watercraft.

The marina district is intended to be utilized primarily for the docking, servicing, repairing, and storage of watercraft. Watercraft sales and rentals may also be accommodated in the district. However, major repair involving reconstruction or substantial alterations are not permitted within the district. The district is intended to accommodate a limited number of motel units and restaurants as an adjunct or accessory to the docking and storage of watercraft. The scale of such facilities should be directly proportional to the scale of the primary marine craft docking and storage facility. Community facilities and services, including appropriate utilities, are intended to be accommodated within the district. Bulk Regulations, Performance Standards and other site plan criteria shall regulate marine related activities to protect the public's general health, safety, and welfare. The County Planning and Zoning Division shall consider the rules and regulations governing the following areas in their planning and zoning processes:

1. Aquatic preserves;
2. Outstanding Florida Waters;
3. Class I Waters;
4. Marine Sanctuaries;
5. Estuarine Sanctuaries;

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6. Areas approved or conditionally approved by Department of Natural Resources for shellfish harvesting;
 7. Other highly productive or unique habitats as determined by Department of Natural Resources, based on vegetation or wildlife species; and
 8. Areas designated on the Department of Community Affairs' Oil Spill Sensitivity Atlases as sensitive to oil spills.
- B. Permitted Uses: In this district a building or premises may only be used for the following purposes:
1. Commercial activities limited to:
 - a. Marina activities as herein defined and including minor repair, servicing and routine maintenance of marine watercraft such as bottom cleaning and painting, and minor topside work only in an enclosed structure except where impractical. In addition, sale and rental of watercraft and accessories are permitted. Rental watercraft may be kept in wet storage. All marina activities must conform to the following provisions:
 - (1) There shall be no permanent docking within thirty (30) feet of fuel pumps or other fueling equipment.
 - (2) Except as provided in this section (below), there shall be no dry land storage of watercraft or trailers, except under a permanent roof. No watercraft shall be stacked upon the other except under a permanent roof. Parking facilities shall be provided on the basis of one (1) space for each (3) watercraft storage slots and, in addition, all other parking requirements and design specifications in Article 7 of this Ordinance shall be satisfied.
 - (3) All docks and structures erected over the water shall be on piers permitting the free flow of water; no bulkhead shall be permitted to extend in public water to such a distance as to interfere with navigation and commerce.
 - (4) No on-shore engine repair shall be allowed except in designated repair areas screened from the public view.
 - (5) No fish (except bait) shall be kept or sold.

- (6) Facilities such as restaurants and bait-and-tackle shops shall be situated on uplands, except where the location of such facilities over public lands is found to be clearly in the public interest.
 - (7) Roofed dockage (which for emphasis does not include vertical walls) and wet storage of marine pleasure craft when roof does not exceed one-half of the total dockage area. Roofs over all slips in any marina shall be of uniform height not to exceed thirty-five (35) feet above mean high water line and shall only cover the end of the pier nearest shore.
 - (8) Major repairs such as construction or rebuilding of watercraft, installation of new bottoms or substantial structural additions or alterations are prohibited as these are industrial in nature.
 - (9) Storage of all motors not attached to watercraft shall be within buildings. Storage of watercraft on trailers, with or without outboard motors, shall be permitted only for sale or rental purposes without permanent roofing or screening. Trailers with or without watercraft thereon for sale, rental or repairs shall be located within a parking area screened from the public view by ornamental fence, wall or landscape enclosure not to exceed six (6) feet in height. Parking areas shall be approved through site plan approval process by the County Planning and Zoning Division.
- b. Restaurants which may include the serving of alcoholic beverages as allowed by law but only as an accessory use to the restaurant. Lighted parking areas shall be designed in such a way so as not to pose a hazard to public streets or be offensive to adjacent properties.
- 2. Accessory uses or structures to any principal use permitted in the district and including, but not limited to, the following:
 - a. A mobile lift capable of lifting marine small craft and said lift to have a capacity not to exceed twenty (20) tons.

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- b. Storage of oil and fuel for servicing of craft in marinas. However, underground storage of gasoline or other fuel shall not exceed twenty-five thousand (25,000) gallons capacity.
 - c. Utilities which are incidental to principal use such as water lines and power lines for servicing watercraft and providing fire protection.
 - d. Motels when incidental to a principal use and limited to the provisions of a maximum of one (1) motel unit for every two (2) watercraft slips provided in the marina and only if all other regulations of the district are satisfied.
- C. Conditional Uses: In this district, as a conditional use, a building or premises may be used only for the following purposes upon determination by the County Board of Adjustment (Zoning Review and Appeals Board) that the respective use complies with the site plan approval requirements listed in Section 4.04.00: recreation and park areas; public and private utilities and public facilities; commercial outdoor amusement activities; and recreational activities.
- D. Site Plan Approval: Site plan review, as provided in Section 4.04.00, is required for all uses in this district.
- E. Subdivision Conformance: Any land or lot within a plat or record (or not) on the effective date of this ordinance shall not be re-divided into two (2) or more lots unless the provisions of the Subdivision Regulations of Santa Rosa County, Florida (Section 4.03.00 et. seq.) have been met.
- F. Density: The residential occupancy of marine craft in marinas is prohibited unless adequate on-shore sanitary facilities are provided in accordance with the locally adopted plumbing code. The use of marine sanitary facilities is prohibited. The adequacy of on-shore sanitary facilities shall be determined by the County Engineer.
- G. Lot Size: The minimum width of any lot used for one (1) or two (2) family dwelling units shall be fifty (50) feet when measured at the minimum front setback line, but the minimum width of any lot or project parcel used for a multiple family dwelling shall be one hundred (100) feet when measured at the minimum front setback line. The minimum lot width shall be maintained through the rear of the residential structure.

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Zero lot line, patio, and cluster homes shall provide a minimum of forty (40) foot wide lots at the minimum front setback line. In all cases minimum width at the street right-of-way line shall not be less than forty (40) feet. Zero lot line, patio home, and cluster home sites shall provide a minimum four thousand (4000) square foot lot size.

- H. Building Height: No building shall exceed fifty (50) feet in height above the required minimum finished floor elevation, exclusive of chimneys, elevator shafts, air conditioning condensing units and cooling towers, except as provided for antennas in Section 2.10.02.
- I. Front Yard: Except as provided in Section 2.10.03, there shall be a front yard having a depth of not less than twenty-five (25) feet, measured at the minimum building setback line. However, along a major arterial, the minimum setback shall be fifty (50) feet.
- J. Side Yard: There shall be a five (5) foot side yard required for commercial uses, provided, however, that on any side of a lot which abuts a residential district, there shall be a side yard equal to that required for the residential district which it abuts. See Section 2.10.05 for exceptions.
- K. Rear Yard: There shall be no rear yard required in this district for commercial uses except when a commercial use abuts a residential use, in which case there shall be a rear yard of twenty-five (25) feet. See Section 2.10.04 for exceptions.
- L. Performance Standards
 - 1. Open Area/Landscaping: Every lot used in this district shall have a minimum of fifteen percent (15%) of the total parcel area set aside for open landscaped area. All landscaped areas shall be planted and maintained in lawn, sod or natural foliage. And, no part of any open area shall be used for driveways or parking area. Landscaping shall be provided in accordance with Article 7.
 - 2. Off-Street Parking: Off-street parking spaces shall be provided in accordance with Article 7.
 - 3. Adequate Uplands Access: Marina facilities shall have sufficient upland area to accommodate all needed utilities and marina support facilities. If insufficient uplands exist, or if significant sensitive natural systems would be damaged by siting of support facilities, adequate access to all needed facilities shall be provided. Preference will be given to facilities which provide parking areas consisting of pervious materials.

4. Lighting: Exterior lighting is permitted in accordance with the requirements set forth in Article 7.
5. Fences and Walls: Fences and walls are permitted in accordance with the requirements set forth in Article 7.
6. Signage: Signage is permitted in accordance with the requirements set forth in Article 8 this ordinance.
7. Refuse Collection: Facilities for the collection and removal of solid wastes shall be provided in accordance with Article 7.
8. Adequate Traffic Capacity: Marinas shall be sited in locations where area and on-site roadways have the capacity to accommodate the projected vehicular traffic associated with the marina (see Article 5).
9. Sewage Capacity: All new marinas shall provide adequate capacity to handle sewage in accordance with state standards, either by means of on-site pump-out and treatment facilities or connection to a treatment plant. Marinas shall have available the above sewage facilities with the capacity to handle the anticipated volume of wastes. All marinas with fueling facilities shall provide pump-out facilities at each fuel dock. Commercial marinas and those which serve live-aboard or overnight transient traffic shall provide upland sewage facilities. Facilities of 100 slips or more shall provide permanent pump-out facilities.
10. Spill Containment: All marinas shall have the capability to respond to contain any spills of petroleum or other hazardous materials within the boundaries of the leased area.
11. Environmental Restoration: New docking facilities or existing leased facilities shall provide ways to improve, mitigate, or restore unacceptable environmental conditions or eliminate impacts caused by their proposed facilities. This may include shallowing dredged areas, restoring wetland or submerged vegetation, or making navigational channels.
12. Cultural Resource Protection: New docking facilities shall have no adverse impact on archaeological or historic properties as defined by the Florida Department of State.
13. Access Markers: Immediate access (ingress and egress) points shall be delineated by channel markers, indicating speed limits and any other applicable regulations.

14. Public Access: Preference will be given to facilities which will be open to the public on a "first come, first served" basis.
15. Erosion Prevention: On sites with historically erosion-prone shorelines, marinas shall ensure that appropriate shoreline protection measures (as determined by Department of Natural Resources and Department of Environmental Regulations) will be taken.
16. Hurricane Evacuation and Protection: Marinas should have the capacity to provide maximum practicable protection of the contents of the proposed premises from damage caused by wind and wave forces resulting from hurricanes. Structures shall comply with all applicable coastal construction codes. Marinas shall also have the ability to evacuate persons and vessels by area roadways (by documenting traffic capacities) and by area waterways.
17. Water Quality: Marinas shall maintain water quality standards as provided by Chapter 403, Florida Statutes.
18. Water Depth: Docking facilities shall be sited in locations having adequate water depths to accommodate the proposed boat use without disturbing bottom habitats.
19. Access/Dredging: Docking facilities should require minimal or no dredging or filling to provide access by canal, channel, or road: This restriction shall also apply to widening or deepening any existing canal or channel, but not to regular maintenance dredging and filling to meet depth standards of existing canals or channels. Preference will be given to marina sites with natural channels.

6.05.17

C-2M - Marina and Yacht Club District

- A. Purpose: Designed to accommodate watercraft and limited commercial services, this district is intended to be used for docking of watercraft. Major repairs or reconstruction of watercraft are not permitted within this district. Bulk regulations, Performance Standards, and other site plan criteria shall regulate marine related activities to protect the public's general health, safety, and welfare.

The County Planning and Zoning Division shall consider the rules and regulations governing the following areas in their planning and zoning processes:

1. Aquatic preserves;

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2. Outstanding Florida Waters;
3. Class I Waters;
4. Marine Sanctuaries;
5. Estuarine Sanctuaries;
6. Areas approved or conditionally approved by the Florida Department of Natural Resources for shellfish harvesting;
7. Other highly productive or unique habitats as determined by the Department of Natural Resources based on vegetation or wildlife species; and
8. Areas designated on the Department of Community Affairs Oil Spill Sensitivity Atlases as sensitive to oil spills.

B. Permitted Uses: In this district a building or premises shall only be used for the following purposes.

1. Single and two family residential dwellings not exceeding four (4) dwelling units per acre. Mobile homes are prohibited.
2. A private yacht club directly accessible from a primary road system.
3. Marina facilities, subject to the following:
 - a. All docks and structures erected over or in the water shall be confined to the area which is adjacent to the uplands forming a part of the marina.
 - b. Major repairs such as construction or rebuilding of watercraft, installation of new bottoms, or substantial structural additions or alterations are prohibited as these are industrial in nature.
 - c. All docks and structures erected on the water shall be on piers permitting the free flow of water. No bulkhead shall be permitted to extend beyond the mean high water line.
 - d. Storage of oil and fuel for servicing of craft in marinas may be provided. However, underground storage of gasoline or other fuel shall not exceed twenty-five thousand (25,000) gallons capacity.

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4. Restaurants, which may include serving of alcoholic beverages as allowed by law (but only as an accessory use to the restaurant).

C. Accessory Uses and Structures

1. Recreational, facilities, passive and active, including but not limited to tennis, swimming, and handball facilities.
2. Utilities which are incidental to principal uses such as water lines and power lines for servicing watercraft and providing fire protection.
3. Fuel dispensing station.
4. Dock-master facilities.
5. Cabanas, offices, and personnel quarters.

D. Conditional Uses: In this district as a conditional use, a building or premises may be used only for the following purposes upon determination by the County Board of Adjustments (Zoning Review and Appeals Board) that the respective uses comply with standards regulating conditional uses in Section 6.09.00 et. seq. and comply with the site plan review requirements listed in Section 4.04.00: recreational activities and commercial outdoor amusement activities.

E. Site Plan Approval: Site plan review, as provided in Section 4.04.04 et. seq., is required for all uses and subdivision proposals in this district.

F. Subdivision Conformance: Any land or lot within a plat or record (or not) on the effective date of this ordinance shall not be re-divided into two (2) or more lots unless the provisions of the Subdivision Regulations of Santa Rosa County, Florida, (Section 4.03.00 et. seq.) have been met.

G. Density: One (1) to four (4) units per acre.

H. Lot Size: A minimum land area of five (5) acres, with a minimum of two hundred fifty (250) feet on a navigable waterway and minimum street frontage of two hundred fifty (250) feet for marina facilities.

The minimum width for any lot used for one (1) or two (2) family dwelling units shall be fifty (50) feet when measured at the minimum front setback line, but the minimum width of any lot or project used for multiple family dwelling shall be one hundred (100) feet when measured at the minimum front setback line.

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The minimum lot width shall be maintained through the rear of the residential Structure. Zero lot line, patio, and cluster homes shall provide a minimum of forty (40) foot width lot at the minimum front setback line. In all cases minimum width at the street right-of-way line shall not be less than forty (40) feet. Zero lot line, patio home, and cluster home sites shall provide a minimum four thousand (4000) square foot lot size.

- I. Building Height: No building or structure shall exceed fifty (50) feet above the minimum finished floor elevation, exclusive of chimneys, elevator shafts, air conditioning units, and cooling towers except as provided for antennas (Section 2.01.02).
- J. Front Yard: Except as provided in Section 2.10.03, there shall be a front yard having a depth of not less than fifty (50) feet measured at the front setback line when abutting a public right-of-way. This requirement may be reduced to twenty-five (25) feet when abutting private road.
- K. Side Yard: A five (5) foot side yard shall be required for commercial uses provided, however, that on any side of a lot which abuts a residential district there shall be a side yard two (2) times the side yard required for the residential district which it abuts.
- L. Rear Yard: Except as provided in Section 2.10.04, there shall be a rear yard for the project parcel or single and two family lots of not less than twenty-five (25) feet.
- M. Performance Standards
 - 1. Open Area/Landscaping: There shall be provided a minimum of twenty-five percent (25%) of maintained lawn, sod or natural foliage.
 - 2. Off-Street Parking: There shall be provided a parking area equal to the minimum requirements of Article 7. However, if a restaurant is provided as a part of the club facilities, then one (1) space per seat equal to the total permanent seating capacity shall be provided.
 - 3. Adequate Uplands/Access: Marina facilities shall have sufficient upland area to accommodate all needed utilities and marina support facilities. If insufficient uplands exist, or if significant sensitive natural systems would be damaged by siting of support facilities, adequate access to all needed facilities shall be provided. Preference will be given to needed facilities which provide parking areas consisting of previous materials.

4. Lighting: Exterior lighting is permitted in accordance with the requirements set forth in Article 7.
5. Fences and Walls: Fences and walls are permitted in accordance with the requirements set forth Article 7.
6. Signage: Signage is permitted in accordance with the requirements set forth in this ordinance.
7. Refuse Collection: Facilities for the collection and removal of solid wastes shall be provided in accordance with Article 7.
8. Adequate Traffic Capacity: Marinas shall be sited in locations where area and on-site roadways have the capacity to accommodate the projected vehicular traffic associated with the marina.
9. Sewage Capacity: All new marinas shall provide adequate capacity to handle sewage in accordance with state standards, either by means of on-site pump-out and treatment facilities or connection to a treatment plant. Marinas shall have available the above sewage facilities with the capacity to handle the anticipated volume of wastes. All marinas with fueling facilities shall provide pump-out facilities at each fuel dock. Commercial marinas and those which serve live-aboard or overnight transient traffic shall provide upland sewage facilities. Facilities of 100 slips or more shall provide permanent pump-out facilities.
10. Spill Containment: All marinas shall have the capability to respond to contain any spills of petroleum or other hazardous materials within the boundaries of the leased area.
11. Environmental Restoration: New docking facilities or existing leased facilities shall provide ways to improve, mitigate, or restore unacceptable environmental conditions or eliminate impacts caused by their proposed facilities. This may include shallowing dredged areas, restoring wetland or submerged vegetation, or making navigational channels.
12. Cultural Resource Protection: Docking facilities shall have no adverse impact on archaeological or historic properties as defined by the Florida Department of State.
13. Access Markers: Immediate access (ingress and egress) points shall be delineated by channel markers, indicating speed limits and any other applicable regulations.

14. Public Access: Preference will be given to facilities which will be open to the public on a "first come, first served" basis.
15. Erosion Prevention: On sites with historically erosion-prone shorelines, marinas shall ensure the appropriate shoreline protection measures (as determined by Department of Natural Resources and Department of Environmental Regulations) will be taken.
16. Hurricane Evacuation and Protection: Marinas should have the capacity to provide maximum practicable protection of the contents of the proposed premises from damage caused by wind and wave forces resulting from hurricanes. Structures shall comply with all applicable coastal construction codes. Marinas shall also have the ability to evacuate persons and vessels by area roadways (by documenting traffic capacities) and by area waterways.
17. Water Quality: Marinas shall maintain water quality standards as provided by Chapter 403, Florida Statutes.
18. Water Depth: Docking facilities shall be sited in locations having adequate water depths to accommodate the proposed boat use without disturbing bottom habitats.
19. Access/Dredging: Docking facilities should require minimal or no dredging or filling to provide access by canal, channel, or road. This restriction shall also apply to widening or deepening any existing canal or channel, but not to regular maintenance dredging and filling to meet depth standards of existing canals or channels. Preference will be given to marina sites with natural channels.

6.05.18 **CT - Commerce and Technology Park District**

- A. Purpose: This district is designed to accommodate a wide range of commerce and technology uses which conform to a high level of Performance Standards. The uses which this district is designed to accommodate include research and development, technology, business and professional offices, general assembly, warehousing and distribution activities.
- B. Permitted Uses: In this district a building or premises may only be used for the following:
 1. Technology, light manufacturing, processing, and/or assembly;

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2. Business and professional offices;
 3. Research activities, including research laboratories, developmental laboratories, and compatible light manufacturing;
 4. Warehousing and distribution related to 1, 2, or 3 above;
 5. Community facilities limited to public and private utilities; and
 6. Accessory uses or structures to any principal use permitted in the district.
- C. **Conditional Uses:** In this district, as a conditional use, a building or premises may be used only for the following purposes upon determination by the County Board of Adjustment (Zoning Review and Appeals Board) that the respective use complies with standards regulating conditional uses in Section 6.09.00 et. seq. and complies with the site plan requirements listed in Section 4.04.00:
1. Towers and Telecommunication Facilities subject to the requirements of Section 7.02.00.
 2. Service establishments and mechanical repairs and services within an enclosed building.
- D. **Site Plan Approval:** Site plan approval as provided in Section 4.04.00, is required for all uses in this district.
- E. **Subdivision Conformance:** Any land or lot within a plat or record (or not) on the effective date of this amendment shall not be re-divided into two (2) or more lots unless the provisions of the Subdivision Regulations of Santa Rosa County, Florida, (Section 4.03.00 et. seq.) have been met.
- F. **Lot Size:** The minimum width of any lot shall be one hundred (100) feet when measured at the minimum front setback line and shall have a minimum width at the street right-of-way line of not less than one hundred (100) feet to allow for adequate ingress and egress.
- G. **Building Height:** No building or structure shall exceed fifty (50) feet in height above the required minimum finished floor elevation at the property or building setback lines.
- H. **Front Yard:** There shall be a front yard having a depth of not less than fifty (50) feet when such site abuts a public right-of-way. However, the front yard may be reduced to twenty-five (25) feet when such site abuts a private road within the project parcel. See Section 2.10.02 for other exceptions. **Last Modified 12/08/03**

- I. Side Yard: Except as provided in Section 2.10.03, there shall be a fifteen (15) foot side yard required, provided, however, that on any side of use in this district which abuts a residential district or right-of-way, there shall be a side yard of fifty (50) feet.
- J. Rear Yard: Except as provided in Section 2.10.03, there shall be a yard of twenty-five (25) feet, except where this district abuts a residential district, then there shall be a yard of fifty (50) feet required.
- K. Performance Standards
 - 1. Lot Coverage: The maximum combined area occupied by all principle and accessory structures shall not exceed 50% of the total area. Also, the amount of impervious surface shall not exceed 75% of the lot area.
 - 2. All development shall provide paved ingress/egress entrances from the right of way to all parking and shall pave all vehicular circulation on the site to reduce the impact of noise to the surrounding community.
 - 3. All activity and storage shall be conducted within completely enclosed buildings.
 - 4. Landscaped buffers shall be required consistent with Section 7.01.05.

6.05.19 M-1 - Restricted Industrial District

- A. Purpose: This district is designed to accommodate a limited range of industrial and related uses which conform to a high level of Performance Standards. Industrial activity of this type is intended to be carried out within completely enclosed buildings where ever practical, and outdoor storage must be visually screened from adjacent residential areas. The uses which this district is designed to accommodate include general assembly, warehousing and distribution activities. In addition, major repair and service activities, as well as limited impact manufacturing activities meeting Performance Standards are intended to be accommodated in this district. Finally, commercial trade and service activities not compatible with activities adaptive to more restrictive districts, but which satisfy site plan criteria and performance criteria of the "M-1" district, should be accommodated in the "M-1" district. Residential development is excluded from this district, both to protect residences from an undesirable environment and to ensure the preservation of adequate areas for industrial development. Community facilities and trade establishments which provide needed services to industrial development also are intended to be accommodated in this district. Refer to Section 6.03.04.

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B. Permitted Uses: In this district a building or premises may only be used for the following:

1. All uses permitted in the previous district.
2. Community facilities limited to public and private utilities.
3. Commercial activities limited to:
 - a. Business and professional offices;
 - b. indoor commercial amusement activities;
 - c. restricted sales and services; general retail sales services;
 - d. plant nurseries and landscape services;
 - e. trade services and repair;
 - f. vehicular service and maintenance subject to the following;
 - (1) All hydraulic hoists, pits, lubrication, washing, repairs, and service not of an emergency nature or short term diagnostic or minor repair work shall be conducted entirely within a building.
 - (2) All merchandise and material for sale shall be displayed within an enclosed building except that oil for use in motor vehicles may be displayed or sold from an appropriate rack or compartment at the gasoline station pump island for the convenience of the customer and station attendant.
 - (3) Flammable material shall be stored within the building setback lines and in a matter satisfactory to the Fire Department with jurisdiction and the director of the Planning Department.

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- (4) Storage of inoperative or unregistered motor vehicles generally shall not be permitted on the premises. However, motor vehicles which are being serviced may be stored in appropriate outside parking areas for a period not to exceed eight (8) weeks. Also, motor vehicles which have been towed from the scene of an accident may be held or stored in appropriate parking areas for a period not to exceed (3) days.
 - (5) When a service station dispensing flammable materials becomes vacant for a period exceeding one (1) year, the property owner shall be required to remove or treat in a safe manner approved by the Building Department Director all flammable materials, storage tanks or areas.
 - g. Veterinary medical services provided all such activities are located in a fully enclosed, soundproofed building.
 - h. Boarding of domestic dogs and cats provided such activity is located no closer than one thousand (1,000) feet to a residential district except if such facility is within a fully enclosed, sound-proofed building.
 - i. Restaurants.
 - j. Wholesale trades and services.
 - k. Gravel, dirt, and earth material excavation. The setbacks for any excavated area less than fifty (50) feet deep will be twenty-five (25) feet from all property lines. The setbacks for any excavated area that is between fifty (50) feet and one hundred (100) feet deep will be fifty (50) feet from all property lines. The setbacks for any excavated area that is over one hundred (100) feet deep will be one hundred (100) feet from all property lines.
4. Limited Impact Industrial activities such as:
- a. Wholesaling, warehousing, furniture storage with warehousing, storage or distribution activities and similar uses.
 - b. Light manufacturing, fabricating, processing, packaging, assembling of components and similar activities. **Modified 6/10/99**
Modified 8/24/00
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- c. Automotive and other mechanical repairs and services within an enclosed building.
 - d. Service establishment such as auto or heavy machinery or equipment rental, laundry or dry cleaning, home equipment rental and similar activities
 - e. Lumbar yard, truss manufacturing, storage of construction materials, storage yard or building.
- 5. Private training facility and vocational schools within enclosed buildings.
- 6. Accessory uses or structures to any principal use permitted in the district.
- 7. One single family dwelling unit, occupied by the owner or an employee of the principal use, is permitted for security purposes.
- C. Conditional Uses: In this district, as a conditional use, a building or premises may be used only for the following purposes upon determination by the County Board of Adjustment (Zoning Review and Appeals Board) that the respective use complies with standards regulating conditional uses in Section 6.09.00 et. Seq. and complies with the site plan requirements listed in Section 4.04.00:
 - 1. Towers and Telecommunication Facilities subject to the requirements of Section 7.02.00.
 - 2. Public Fairgrounds subject to the requirements of Section 6.09.02.D.D.
 - 3. Commercial Outdoor Amusement Activities subject to the requirements of Section 6.09.02.E.E.
- D. Site Plan Approval: Site plan approval as provided in Section 4.04.00, is required for all uses in this district.
- E. Subdivision Conformance: Any land or lot within a plat or record (or not) on the effective date of this amendment shall not be re-divided into two (2) or more lots unless the provisions of the Subdivision Regulations of Santa Rosa County, Florida, (Section 4.03.00 et. seq.) have been met.

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Modified 8/24/00
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- F. Lot Size: The minimum width of any lot developed for commercial or industrial uses shall be one hundred (100) feet when measured at the minimum front setback line and shall have a minimum width at the street right-of-way line of not less than one hundred (100) feet to allow for adequate ingress and egress.
- G. Building Height: No building or structure shall exceed fifty (50) feet in height above the required minimum finished floor elevation at the property or building setback lines.
- H. Front Yard: There shall be a front yard having a depth of not less than fifty (50) feet when such site abuts a public right-of-way. However, the front yard may be reduced to twenty-five (25) feet when such site abuts a private road within the project parcel. See Section 2.10.02 for other exceptions.
- I. Side Yard: Except as provided in Section 2.10.04, there shall be a five (5) foot side yard required, provided, however, that on any side of use in this district which abuts a residential district or right-of-way, there shall be a side yard of fifty (50) feet.
- J. Rear Yard: Except as provided in Section 2.10.03, there shall be a yard of twenty-five (25) feet, except where this district abuts a residential district, then there shall be a yard of fifty (50) feet required.
- K. Performance Standards
1. Open Area/Landscaping: Every lot in this district shall have a minimum of fifteen percent (15%) of the total parcel area set aside of open landscaped area. All landscaped areas shall be planted and maintained in lawn, sod or natural foliage. And, provisions set forth in Article 7 shall be required. No part of any open area shall be used for driveways or parking area. Refer to Article 7 of this Ordinance for further requirements.
 2. All gravel, dirt and earth material excavation, must meet the following additional criteria:
 - a. The site must be five (5) acres or more in size.
 - b. Sites shall be located no closer than two hundred (200) feet to the nearest recorded residential subdivision. Sites shall be located no closer than two hundred (200) feet to the nearest residential structure unless the owner of said structure indicates in writing that he has no objections.

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- c. The operation shall not utilize ingress and egress through any recorded subdivision. Routes shall be chosen as to have the least impact on residential areas.
 - d. The Public Works Department shall review and determine if the ingress and egress routes are suitable for the vehicles and loads to be used and if there are any adverse impacts on County right-of-way or roadways.
- 3. All development shall provide paved ingress/egress entrances from the right-of-way to all parking and shall pave all vehicular circulation on the site to reduce the impact of noise to the surrounding community.
 - 4. All outdoor storage shall be effectively screened by a solid wall, fence or planting so that such stored materials will not be visible from a public way or residential area. This requirement shall not apply to the outside storage of aircraft.
 - 5. All activity within two hundred (200) feet of a residential district boundary shall be conducted within completely enclosed buildings.
 - 6. Landscaped buffers shall be required consistent with Section 7.01.05.

6.05.20

M-2 - General Industrial District

- A. Purpose: This district is designed to accommodate intensive industrial uses such as heavy manufacturing, processing, fabrication and other activities. Community facilities and trade establishments which provide needed services to facilities and trade establishments which provide needed services to industrial development also may be accommodated in the district. Refer to Section 6.03.04.
- B. Permitted Uses: In this district a building or premises may only be used for the following:
 - 1. All uses permitted in the previous district.
 - 2. Industrial activities with intensive impact are limited to the following activities and operations:
 - a. Heavy manufacturing, fabricating, assembling of components and similar activities.

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- b. Asphalt and concrete plants; sawmills.
 - c. Truck or bus terminal facilities.
 - d. Salvage yards. All salvage yards must be buffered with an eight (8) foot high fence with an opaque uniform material of consistent color.
 - e. Aviation Activities: Aircraft design, development, production and operation; air operations; aircraft storage hangars and accessory uses; flying clubs; rental excursions of aircraft, and air cargo.
- 3. Accessory uses or structures to any principal use permitted in the district.
- 4. One single family dwelling unit, occupied by the owner or an employee of the principal use, is permitted for security purposes.
- C. Conditional Uses: In this district, as a conditional use, a building or premises may be used only for the following purposes upon determination by the County Board of Adjustment (Zoning Review and Appeals Board) that the respective use complies with standards regulating conditional uses in Section 6.09.00 et. Seq. and complies with the site plan requirements listed in Section 4.04.00:
 - 1. Towers and Telecommunication Facilities subject to the requirements of Section 7.02.00.
 - 2. Public Fairgrounds subject to the requirements of Section 6.09.02.D.D.
 - 3. Commercial Outdoor Amusement Activities subject to the requirements of Section 6.09.02.E.E.
- D. Site Plan Approval: Site plan review as provided in Section 4.04.00 et. seq., is required for all uses in this district.
- E. Subdivision Conformance: Any land or lot within a plat or record (or not) on the effective date of this amendment shall not be re-divided into two (2) or more lots unless the provisions of the Subdivision Regulations of Santa Rosa County, Florida, (Section 4.03.00 et. seq.) have been met.

Modified 6/10/99
Modified 8/24/00
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- F. Lot Size: The minimum width of any lot developed for commercial or industrial uses shall be one hundred (100) feet when measured at the front setback line and shall have a minimum width at the street right-of-way line of not less than one hundred (100) feet to allow for adequate ingress and egress.
- G. Building Height: No building or structure shall exceed fifty (50) feet in height above the required minimum finished floor elevation at the property or building setback lines. Above the height permitted one (1) foot may be added to the height of the building for each three (3) feet the building or structure is setback from the setback lines up to a maximum of one hundred (100) feet, exclusive of elevator shafts, air conditioning condensing units, or cooling towers.

Where M-2 abuts the Historical District, no building or structure shall exceed fifty (50) feet in height above the required minimum finished floor elevation.

- H. Front Yard: There shall be a front yard having a depth of not less than fifty (50) feet when such site abuts a public right-of-way. However, the front yard may be reduced to twenty-five (25) feet when such site abuts a private road within the project parcel. See Section 2.10.02 for other exceptions.
- I. Side Yard: Except as provided in Section 2.10.04, there shall be a five (5) foot side yard required, provided, however, that on the side of a lot in this district which abuts a residential district or right-of-way there shall be a side yard of fifty (50) feet.
- J. Rear Yard: Except as provided in Section 2.10.03, there shall be a rear yard of twenty-five (25) feet except where this district abuts a residential district, then there shall be a yard of fifty (50) feet required.
- K. Performance Standards
1. Open Area/Landscaping: Every lot in this district shall have a minimum of fifteen percent (15%) of the total parcel area set aside for open landscaped area. All landscaped areas shall be planted and maintained in lawn, sod or natural foliage. No part of any open area shall be used for drive-ways or parking area. Refer to Article 7 of this Ordinance for further requirements.
 2. All development must meet the following criteria:
 - a. The operation shall not utilize ingress and egress through any recorded subdivision. Routes shall be chosen as to have the least impact on residential areas.

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- b. The Public Works Department shall review and determine if the ingress and egress routes are suitable for the vehicles and loads to be used and if there are any adverse impacts on County right-of-way or roadways.
- 3. All development shall provide paved ingress/egress entrances from the right-of-way to all parking and shall pave all vehicular circulation on the site to reduce the impact of noise to the surrounding community.
- 4. All activity within two hundred (200) feet of a residential district boundary shall be conducted within completely enclosed buildings. All storage within two hundred (200) feet of a residential district boundary may be outdoors but shall be effectively screened by a solid wall, fence or planting so that the materials shall not be visible from the residential district. This requirement shall not apply for the outside storage of aircraft.
- 5. Landscaped buffers shall be required consistent with Section 7.01.05.

6.05.21 PID – Planned Industrial Development District

- A. Purpose: This district is designed to accommodate a wide range of industrial uses while providing certainty to the public regarding permitted uses and site design. A master plan detailing the potential uses of the site, along with site design details, must be approved as part of any rezoning to PID. All subsequent development will be required to be consistent with the approved master plan.
- B. Permitted Uses: Any use permitted in CT, M-1, or M-2 may be allowed; however, the specific proposed use(s) must be identified on the approved master plan.
- C. Conditional Uses: Any conditional use permitted in CT, M-1, or M-2 may be allowed; however, the specific proposed use(s) must be identified on the approved master plan.
- D. Site Plan Approval: Site plan review as provided in Section 4.04.00 et. seq., is required for all uses in this district.
- E. Building Height: No building or structure shall exceed fifty (50) feet in height above the required minimum finished floor elevation.

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F. Performance Standards:

1. Lot Coverage: The maximum combined area occupied by all principle and accessory structures shall not exceed 50% of the total area. Also, the amount of impervious surface shall not exceed 75% of the lot area.
2. All development must meet the following criteria:
 - a. The site must be five (5) acres or more in size.
 - b. The operation shall not utilize ingress and egress through any recorded subdivision. Routes shall be chosen as to have the least impact on residential areas.
 - c. The Public Works Department shall review and determine if the ingress and egress routes are suitable for the vehicles and loads to be used and if there are any adverse impacts on County right-of-way or roadways.
3. All development shall provide paved ingress/egress entrances from the right-of-way to all parking and shall pave all vehicular circulation on the site to reduce the impact of noise to the surrounding community.
4. All activity within two hundred (200) feet of a residential district boundary shall be conducted within completely enclosed buildings. All storage within two hundred (200) feet of a residential district boundary may be outdoors but shall be effectively screened by a solid wall, fence or planting so that the materials shall not be visible from the residential district. This requirement shall not apply for the outside storage of aircraft.
5. Landscaped buffers shall be required consistent with Section 7.01.05.

G. Procedure for Approval of a Planned Industrial Development: The procedure for obtaining approval for a Planned Industrial Development shall be as follows:

1. Preliminary Planned Industrial Development and Master Plan Approval: The applicant shall submit to the Planning Director, his application for the approval of the Planned Industrial Development and shall submit the following exhibits at the same time.
 - a. A statement of objectives describing the general purpose and character of the proposed development including type structures and uses.

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- b. A Vicinity Map showing the location of the proposed Planned Development.
- c. Boundary survey and legal description of the property.
- d. A Topographic survey.
- e. A Master Plan, drawn at a scale suitable for presentation, showing and/or describing the following:
 - (1) Proposed Land Uses Including Type Structures:
 - (2) Lot Sizes:
 - (3) Building Setbacks: Proposed building setbacks shall be noted and shall define the distance buildings will be setback from:
 - (a) Surrounding property lines.
 - (b) Proposed and existing streets and highways.
 - (c) Other proposed buildings.
 - (d) The center line of rivers, streams, and canals.
 - (e) The high water line of lakes.
 - (f) Other man-made or natural features which would be affected by building encroachment.
 - (4) Proposed Maximum Height of Buildings:
 - (5) Open Spaces:
 - (a) Developed recreation.
 - (b) Common open space.
 - (c) Natural areas.

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- (6) Ingress and egress; onsite circulation.
- (7) Screening, Buffering and Landscaped Areas:
 - f. A Preliminary Utility Service Plan including sanitary sewers, storm drainage, and potable water supply, showing general location of major water and sewer lines, plant location, lift stations.
- 2. Processing the PID: A Master Plan must accompany Rezoning Applications. The PID Master Plan will be reviewed as any other site plan prior to processing the rezoning application. Staff comments related to the PID Master Plan must be addressed prior to processing the rezoning application.

Upon approval of the PID Master Plan the applicant shall record the Master Plan with the Santa Rosa County Clerk of Courts.

All terms, conditions and stipulations made at the time of approval for Planned Business District shall be binding upon the applicant or any successors in interest. Deviations from approved plans not approved as a minor or substantial change as set forth in this ordinance or failure to comply with any requirement, condition or safeguard shall constitute a violation of these zoning regulations.

- 3. Final PID Site Plan: If approval for the PID is granted, the applicant shall submit a Final PID Site Plan covering all or part of the approved Master Plan within twelve (12) months, to the Planning Director. The PID Site Plan must meet the site plan requirements of Section 4.04.00.
- 4. No building permit shall be issued for any portion of a proposed Planned Development until the Final Development Plan has been approved.
- 5. Revision of an Approved PID: Any proposed major and substantial change in the approved PID which affects the intent and character of the development, permitted use, density or land use pattern, or similar substantial changes, shall be reviewed in the same manner as the initial PID approval. A request for a revision of the PID shall be supported by a written statement and by revised plans demonstrating the reasons the revisions are necessary or desirable.

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Minor changes, and/or deviations from the PID master plan, which do not affect the intent or character of the development, shall be reviewed and identified by the Planning Director and approved by the same. Upon approval of the revisions, the applicant shall make revisions to the plans and submittals and file with the County Planning Director and with the Santa Rosa County Clerk within thirty (30) days.

Examples of substantial and/or minor changes are:

Substantial Changes:

- Permitted uses;
- Perimeter changes;
- Major street relocation;
- Change in building height, density, or land use pattern.

Change in building height, density, or land use pattern.

Minor Changes:

- Change in alignment, location direction, or length of local street;
- Adjustments or minor shifts in dwelling unit mixes, not resulting in increased overall density;
- Reorientation or slight shifts in building locations.

6. PID Time Limitations: If substantial construction, as determined by the Planning Director, has not begun within two (2) years after approval of the PID, the approval will lapse and the zoning for the parcel will revert to the previous designation.

6.05.22 **HD - Historic District**

- A. Purpose: The purpose of this District is to preserve the established development pattern and distinctive architectural character of the District through the restoration of existing buildings and construction of compatible new buildings. The official listing of the Historic District on the National Register of Historic Places and the authority of the Building Inspection Department reinforce this special character. Efforts shall be made to insure that future development is compatible with and enhances the scale of the existing structures and the period of architecture characteristic of the era.

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B. Character of the District: The Bagdad Historic District, which encompasses the Bagdad subdivision, is characterized by lots with narrow street frontage and small scale wood frame buildings of the Colonial Revival (1890-1930) and the Bungalow (1900-1930) periods which form a consistent architectural edge along the street grid. These buildings and historic sites and their period architecture make the district unique and worthy of continuing preservation efforts. The District is an established business area, residential neighborhood containing historic sites, museums and residences.

C. District Regulations

1. HR-1 Single Family

a. Permitted Uses

- (1) Single family dwellings.
- (2) Libraries, community centers and buildings used exclusively by the federal, state, county or city government for public use.
- (3) Churches, Sunday School buildings and parish houses.
- (4) Accessory buildings and uses customarily incidental to the above uses not involving the conduct of a business.
- (5) Home occupations as provided for in Section 6.03.05(B)
- (6) Public owned or operated parks and playgrounds.
- (7) Lot size - the minimum width of any lot used for single family purposes shall be seventy (70) feet when measured at the minimum front setback line. The minimum width of any lot used for multi-family or commercial purposes shall be seventy (70) feet when measured at the minimum front setback line. In no case, for new development or subdivisions, shall a lot be subdivided or created which is less than one quarter acre (10,890 sq. ft.) in size.
- (8) Mobile homes are prohibited in the historic district.

2. HR-2 Multiple Family District

a. Permitted Uses:

- (1) Any use permitted in the HR-1 district.
- (2) Multiple family dwellings.
- (3) Private clubs and lodges except those operated primarily as commercial enterprises.
- (4) Boarding and Bed and Breakfast houses.
- (5) Guest houses.
- (6) Office buildings.
- (7) Accessory buildings. Buildings and uses customarily incidental to any of the above uses, when located on the same lot and not involving the conduct of a business.
- (8) A maximum of eight (8) dwelling units are allowed per acre.
- (9) Site Plan approval as provided in Section 4.04.00 is required for all development proposals.

3. HC-1 Historical Commercial District

a. Permitted Uses:

- (1) Any use permitted in the HR-2 district.
- (2) Antique shops.
- (3) Wholesale and retail bakeries.
- (4) Banks.
- (5) Barber shops and beauty parlors.
- (6) Shops for the collection and distribution of garments and similar materials, for dyeing and cleaning establishments.
- (7) Other retail shops with a maximum floor area of three thousand square feet.

- (8) Studios.
- (9) Vending machines when an accessory to a business establishment and located in the same building as the business.
- (10) Small appliance repair shops.
- (11) Floral gardens.
- (12) Hand craft shops for custom work or making the custom items not involving noise, odor, or chemical waste.
- (13) Second-hand stores.
- (14) Small printing shops.
- (15) Restaurants (except drive-ins).

b. Conditional use approval required for the following:

- (1) Marinas.
- (2) Restaurants (drive-ins).
- (3) Motels.
- (4) Commercial parking lots.

C. Site Plan Approval as provided in Section 4.04.00 is required for all development proposals.

D. Building Height Limit: No building shall exceed the following height limit established by zone.

- 1. HR-1 (Single Family) and HR-2 (Multi-Family) - 35 feet.
- 2. HC-1 (Historic Commercial) - 45 feet.

E. Protection of Trees: The purpose of this section is to establish protective regulations for specified trees within the jurisdiction of the Historic District. It is the intent of this section to recognize the contribution of shade trees and certain flowering trees to the overall character of the Historical District and to insure the preservation and protection of such trees.

1. Definitions

- a. Specimen Tree: Any of the following species having a minimum trunk diameter of eight inches (8") at a height of four feet (4') above grade:

- (1) Live Oak
- (2) Water Oak
- (3) Magnolia
- (4) Pecan

and any of the following flowering trees with a minimum trunk diameter of four inches (4") at a height of four feet (4') above grade:

- (1) Red Bud
- (2) Dogwood
- (3) Crepe Myrtle

- b. Tree Removal: Any act which causes a tree to die within a period of two (2) years; such acts including but not limited to: damage inflicted upon the root system by machinery, storage of materials, or soil compaction; changing of the natural grade above or below the root system or around the trunk; damage inflicted on the tree permitting infection or pest infestation; excessive pruning; or paving with concrete, asphalt or other impervious material within such proximity as to be harmful to the tree.

2. Regulations: No person, organization, society, association or corporation, or any agent or representative thereof, directly or indirectly, shall cut down or destroy though damaging, any specimen or flowering tree, whether it be on private property or right-of-way within the District, without first having obtained a permit from the Planning and Zoning Division to do so.

3. Application Procedures and Guidelines

- a. Application Procedures: An application for such permit shall be made in writing to the Director of the Community Planning, Zoning and Development Division. The Director or his appointed representative will make an on-site inspection and make recommendations for alternative methods of preservation of the specimen or flowering tree or for the removal of such. The Director will forward said recommendations to the Architecture Advisory Board for approval.

- b. Permit Approval: Permit approval shall be granted, given one or more of the following are met:
- (1) The tree would pose a safety hazard to pedestrians or vehicular traffic, existing or proposed buildings, structure, or facilities;
 - (2) The tree is diseased or weakened by age, storm, fire or other injury;
 - (3) The tree would otherwise impose an unreasonable economic hardship in the location of proposed structures or facilities.
 - (4) Exemptions: The provisions of this section shall be temporarily suspended in the event of a natural disaster or other event, when the enforcement of such would pose a hindrance to the restoration of order to the District.
 - (5) Penalty for Removal of Trees Without Permit: Any person, organization, society, etc. violating the provisions of this ordinance described under the "Protection of Trees" Section (E) of the Historic District Regulations shall, upon conviction, be deemed guilty of a misdemeanor and shall be grounds for the suspension or revocation of any permit granted for the construction or remodeling of any building or structure on the site so involved. The removal of each tree without a permit shall constitute a separate offense.
- F. Prohibited Fences: Chain link allowed in rear yard only, concrete block and barbed wire are prohibited fence materials in the Historic District. Approved materials will include but not necessarily be limited to wood, brick, stone and wrought iron.
- G. Development Guidelines Criteria: The integration of site features such as building arrangement, landscaping and parking lot layout (where included) is critical in producing a pleasant and functional living or working environment. In the Historic District, where a characteristic development pattern and distinctive architectural flavor have already been established, new development would be planned to reinforce these special assets.

The adoption of guidelines herein are intended to provide flexibility in the development of property within the district in a manner which balances the interest of the property owner with the public's need for assurance that development will be orderly and aesthetically compatible with neighboring structures and scenic assets and will not create problems of drainage, traffic, or excessive density, occupancy or parking. The standards set forth in the guidelines reflect the Board of County Commissioners' legislative judgment of appropriate norms for balancing these private and public needs.

Each development proposal will be considered based upon the following guidelines, in addition to those established in Section 4.04.00:

1. Site Planning and Architectural Design Guidelines

- a. Site Planning: The historic development character of the district shall be reflected as closely as possible in the site planning of new development. Site planning should also respect the precedents set by other buildings on a block. For example, the placement of new buildings on a lot should correspond to the setbacks, orientation, and spacing of adjacent buildings to maximum consistency and compatibility of the overall street scape. The following yard setback guidelines reflect the existing development pattern in the District and should be applied to new development and to the existing character of the district.

(1) HR-1 (Single family) and HR-2 (Multiple Family)

- (a) Front yard-25 feet
- (b) Side yard-10% of lot width
- (c) Rear yard-25 feet

(2) HC-1 (Historic Commercial)

- (a) Front yard-10 feet
- (b) Side yard- 0 feet
- (c) Rear yard-25 feet

- b. Landscaping: Landscaped areas aid in accommodating storm water run-off, establishing a buffer or screen between different land uses and improves the aesthetic environment. New landscaping should be consistent with existing landscape characters of the District. Courtyard and sidewalk paving material shall be consistent with the neighboring areas. Walls and fences shall be consistent with the approved fencing materials noted in Subsection 3 (F) above. Where common or centralized solid waste collection facilities are proposed, such facilities should be screened with vegetation and/or a fence wall.
 - c. Parking Facilities: Because parking lots have not been a common land use in Historic District, these facilities should generally be located behind the structures which they serve or otherwise be screened from view from the street.
 - d. Architecture: The scale, height, massing, materials, textures, and colors of new buildings shall be compatible with those of existing structures to which such new construction or renovation is visually related. Architectural details which are similar to the details of adjacent existing buildings will have a unifying effect and are encouraged.
 - e. Signs: Signs in the Historic District shall be regulated by Article 8 of this Ordinance with the following additions:
 - (1) One non-illuminated name plate designating the name of the occupant of the property shall be permitted in HR-1; the name plate should not be larger than 100 square inches and may be attached to the building or be free-standing. The top of a free-standing home plate shall not be more than 18 inches above ground level.
 - (2) Portable signs as defined in Article Three are prohibited in the District.
2. General Conditions, Procedures and Standards: (HR-2 and HC-1 Districts): Prior to submitting a formal application for approval for a proposed new site plan or plan for an addition to an existing development, the owner(s) shall confer with the staff of the Santa Rosa County's Planning and Zoning, Engineer, Building Inspection departments and the Architectural Review Adviser and other appropriate staff.
3. Development Plan: (HC-1 District)

- a. Plot Plan and boundary lines showing existing and proposed structures, setbacks, and general location.
 - b. Drawings showing front, side and rear elevations: including architectural design, colors, textures etc. which are compatible with the contemporaneous design of the areas. (See Section B)
- H. Architectural Advisory Board (AAB): The Architectural Advisory Board will be established by the Board of County Commissioners. Any new restoration or new construction projects will be presented to this board for its approval prior to the issuance of any county building permits and after review by the Planning Department. The Architectural Advisory Board will insure the proper use of contemporaneous architectural styles, colors, and building materials to insure that these are compatible aesthetically with surrounding architecture.
 - 1. Membership: The Architectural Advisory Board shall be composed of the following members:
 - a. Three members appointed by the Board of County Commissioners, two of which reside in the District of which one will be nominated by the Bagdad Village Preservation Association.
 - 2. Adviser: The County Planner or his designee shall be the adviser to the board.
 - 3. Terms of Office; Vacancies; Removal from Office: Members shall be appointed for a term of two (2) years except in the case of an appointment to fill a vacancy for the two (2) year period in which event the appointment shall be for the unexpired term only. Any member of the board may be removed from office without cause by the Board of County Commissioners.
 - 4. Officers; Meeting: The board shall elect from among its members a chairman and vice chairman. The terms of officers shall be one year, with eligibility for re-election, and officers shall serve until their successors are selected and qualified.
 - 5. Duties: The board shall have as its purpose the preservation and protection of buildings of historic and architectural value and the maintenance and enhancement of the distinctive character of the Bagdad Historic District. It shall be the duty of the board to act upon plans for the erection, construction, alteration, renovation and razing of all buildings or structures located within the district to insure compliance with the continued architectural character of Bagdad Historical area (see Section B).

Procedure of Submission of Plans: Every application for building permit to erect, construct, renovate and/or alter an exterior of a building located or to be located in the district shall be accompanied by plans for the proposed work. As used herein, "plans" mean drawings or sketches with sufficient elevations to show the architectural design of the building (both before and after the proposed work is done in the case of altering, renovating, demolishing or razing a building or structure), including proposed materials, textures and colors, and the plot plan or site layout, including all site improvements or features such as walls, walks, terraces, planting, flowering and specimen trees, accessory buildings, signs, lights and other Appurtenances. Such plans shall be submitted to the board by the applicant.

When submittal of plans by an owner to the Chief Planner and same is found to be under the jurisdiction of the board, the applicant is notified of the time, date and place of the meeting. The applicant or their authorized agent shall appear at the meeting in order for the request to be considered by the board.

7. Review and Decision: The board shall promptly review such plans and shall render its decision by placing a stamp of approval on the plans.
8. Notification; Building Permit: If the board approves the plans, the Planning Department will be notified and may issue the required permit for the proposed building. If the board disapproves the plans they shall be resubmitted to the board with the necessary changes, the AAB chairman or vice chairman, together with the Chief Planner or his representative, acting as a committee shall review any minor revisions to determine whether the revisions made are in accordance with the minutes of the applicable meeting.
9. General Consideration: The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings is hereby adopted as review guidelines for the AAB.
10. Voting: All decisions may be rendered by a simple majority of the board members present and voting.
11. Procedure for Review: Any person aggrieved by a decision of the board may within fifteen (15) days thereafter, appeal the decision to the Board of County Commissioners. Appeals must be in writing and submitted to the Planning Department.

6.06.00 DISTRICT REGULATIONS - NAVARRE BEACH

6.06.01 Purpose and Intent: The purpose and intent of this section is to implement the Santa Rosa County Comprehensive Plan in order to:

Achieve the highest quality of life on Navarre Beach, consistent with sound land development, economic, social, environmental and energy conditions;

To protect the health, safety and welfare of the residents of Navarre Beach;

To maintain, restore and enhance the environmental quality of Navarre Beach;

Recognize the unique and distinguishing characteristics of Navarre Beach as a barrier island buffer, protecting unincorporated mainland areas of the County from the hazardous and damaging effects of hurricanes and storm surges and as an important economic resource for the citizens of Northwest Florida;

Protect, promote and improve public health, safety, comfort, order, appearance, convenience, morals and the general welfare of present and future inhabitants and visitors to Navarre Beach;

Divide the entire jurisdiction of Navarre Beach into districts of such number, shape and size as may be deemed by the Board of County Commissioners to be the best suited to carry out the purpose of this ordinance;

Regulate, determine and establish within these districts:

Height, number of stories, size, bulk, location, construction, repair, reconstruction, alteration and use of buildings and other structures for trade commerce, residence and other purposes;

Use of land and water for trade, residence, recreation and other purposes;

Size of yards, courts, and other open spaces;

Percentage of lot that may be occupied including structures and impervious materials;

Modified 7/31/03

Density of population;

Uses and types and sizes of structures in those areas subject to seasonal or periodic flooding, so that danger to life, property and the environment in such areas will be minimized; and

6.06.02 **Jurisdiction:** The area subject to these regulations (Section 6.06.00 through 6.08.09) shall be that portion of Santa Rosa Island under the jurisdiction of the Board of County Commissioners known as Navarre Beach.

6.07.00 **DISTRICTS AND BOUNDARIES - NAVARRE BEACH:** In order to regulate and limit the height and size of buildings, to regulate and determine the areas of open space within and surrounding buildings; to classify, regulate and restrict the location of trades and commerce; and the location of buildings designed for specified commercial, business, residential and other uses. Navarre Beach shall be divided into nine respective districts. The districts are:

- R-1 One dwelling unit per platted lot
- R-2 Zero to four dwelling units per platted lot
- MD Medium density residential - 0-15 DU/acre
- HD High density residential - greater than 0-30 DU/acre
- C Commercial
- P Parks and public access
- H Hotel
- W Wetlands
- U Utilities

A Commercial Core Area is hereby established and defined as the area beginning approximately 650 feet to the west of the westerly right-of-way line of Navarre Beach Causeway and extending westerly to a point approximately 800 feet east of the easterly right-of-way line of Arkansas Street. The Commercial Core Area shall be bounded on the north by Santa Rosa Sound and to the South by the Gulf of Mexico.

6.07.01 **R-1 Low Density (0-1 DU Per Platted Lot).** Intent and Purpose of District: This district is intended to be a low population density area. Certain structures and uses required to serve utilities and non-commercial recreational needs of such areas are also permitted in this district.

- A. Uses Permitted
 - 1. Residential Dwellings.
 - 2. Home Occupations.

3. Public utility and service structures including but not limited to water, sewer, fire and police uses.
 4. Public parks and recreational areas (see P).
 5. Buildings used exclusively by federal, state or county government for public uses.
- B. Special Exceptions
1. Tennis centers and swimming centers, with customary attendant facilities and accessory buildings.
- C. Off-street Parking Requirements - See Section 6.08.06.
- D. Site and Buildings Requirements
1. Front Yard Requirements. Canal lot - 20 feet; Interior lot - 25 feet; Gulf lot - 30 feet.
 2. Side Yard Requirements. Canal lot - 7.5 feet; Interior lot - 7.5 feet; Gulf lot - 10 feet.
 3. Rear Yard Requirements. Canal lot - 15 feet; Interior lot - 15 feet; Gulf lot - 15 feet. However, if sound front, the building line shall be a minimum of 50 feet from the mean high water line.
 4. Building Height Line. No building shall exceed three habitable stories.
 5. Each dwelling unit shall have a minimum floor area of 1,500 square feet if Gulf front and 1,000 square feet if non-Gulf front.
- E. Signs - See Article 8/Section 8.14.00.

6.07.02 **R-2 Medium Density (0-4 DU's Per Platted Lot).** Intent and Purpose of this District: This district is intended to be a medium population density residential area that recognizes the desirability of maintaining open space.

- A. Uses Permitted
1. Any use permitted in the preceding district.
 2. Residential dwelling units, single family, two family, multiple family - no more than 4 dwelling units per platted lot.

B. Special Exceptions

1. Any special exceptions allowed in the preceding districts.

C. Off-street Parking Requirements - See Section 6.08.06.

D. Site and Building Requirements

1. Front Yard Requirements. Canal lot - 20 feet; Interior lot - 25 feet; Gulf lot - 30 feet.
2. Side Yard Requirements. Canal lot - 7.5 feet; Interior lot - 7.5 feet; Gulf lot - 10 feet.
3. Rear Yard Requirements. Canal lot - 15 feet; Interior lot - 15 feet; Gulf lot - 15 feet. However, if sound front, the building line shall be a minimum of 50 feet from the mean high water line.
4. Building Height Line. No building shall exceed three habitable stories.
5. Each dwelling unit shall have a minimum floor are of 1,500 square feet if Gulf front and 1,000 square feet if non-Gulf front.

E. Signs - See Article 8/Section 8.14.00.

6.07.03 **MD - Medium Density (0-15 DU's per acre).** Intent and Purpose of District:
This district is intended to be primarily a medium population density residential area.

A. Uses Permitted

1. Any use permitted in the preceding district.
2. Single and multifamily residential dwelling units of no more than fifteen dwelling units per acre.

B. Special Exceptions

1. Any special exception allowed in the preceding district.
2. Private Marina.

C. Off-street Parking Requirements - See Section 6.08.06.

D. Site and Building Requirements

1. Maximum Building Footprint. 25% of lot area.
2. Front Yard Requirements. 30 feet.
3. Rear Yard Requirements. 10% of lot depth. However, if sound front, no less than 50 feet from mean high water line and if Gulf front no less than 50 feet from the rear property line.
4. Side Yard Requirements. 15 feet.
5. Building Height Line
 - a. Commercial Core Area: No building shall exceed sixteen (16) habitable stories plus one (1) additional story for parking.
 - b. Outside Commercial Core Area: No building shall exceed three (3) habitable stories plus one (1) additional story for parking. For those parcels which are leased as of the adoption of this section, the building height line shall be six (6) total stories including parking.

E. Signs - See Article 8/Section 8.14.00.

6.07.04 **HD - High Density (0-30 DU's per acre).** Intent and Purpose of this District:
This district is intended to be primarily a high population density residential area.

A. Uses Permitted

1. Any use permitted in the preceding district.
2. Single and multi-family residential dwelling units of no more than 30 dwelling units per acre.

B. Special Exceptions

1. Any special exception allowed in the preceding district.
2. Private Marina.

C. Off-street Parking Requirements - See Section 6.08.06.

D. Site and Building Requirements

1. Maximum Building Footprint.
 - a. 1-4 stories - 25%;
 - b. 5-7 stories - 23%;
 - c. 8-9 stories - 21%; and
 - d. Over 9 stories - 19%.
2. Front Yard Requirements. 30 feet.
3. Rear Yard Requirements. 10% of lot depth. However, if sound front, no less than 50 feet from mean high water line and if Gulf front no less than 50 feet from crest of primary dune line.
4. Side Yard Requirements. 15 feet.
5. Building Height Line
 - a. Commercial Core Area: No building shall exceed sixteen (16) habitable stories plus one (1) additional story for parking.
 - b. Outside Commercial Core Area: No building shall exceed twelve (12) habitable stories plus one (1) additional story for parking.

E. Signs - See Article 8/Section 8.14.00.

6.07.05

C - Commercial District. Intent and Purpose of District: This district is composed of lands and structures used primarily to provide for the retailing of commodities and the furnishing of selected services. The regulations are intended to permit and encourage a full development of essential commercial uses, at the same time, however, protecting nearby residential properties from adverse affects of commercial activity.

A. Uses Permitted

1. Any use permitted in the preceding district.

2. Any retail business, provided that the products are displayed and sold on the premises.
 3. Personal service establishments, restaurants, lounges, financial institutions, commercial amusements establishments, professional and business offices, etc.
 4. Shopping centers, provided that the boundaries of the building are located in excess of 50 feet, 20 feet or which must be landscaped, from any residential district.
 5. Indoor theaters.
 6. Commercial piers and marinas.
- B. Special Exceptions
1. Any special exception allowed in preceding districts.
 2. Hotels and motels.
- C. Off-street Parking and Loading Regulations - See Section 6.08.06.
- D. Traffic Requirements. No entrances or exits shall direct traffic into adjacent residential districts.
- E. Screening Adjacent to Residential Districts: Where a lot line of a lot within a C commercial district abuts a side or rear lot line of a lot in any residential district, any open storage of equipment, materials or commodities shall be screened from said residential lot line. Such screen may be in the form of walls, fences or landscaping; shall be at least six feet in height and shall be at least 50% opaque as viewed from any point along said residential lot line. When landscaping is used for screening, the height and opacity requirements shall be attained within 18 months after open storage uses are established.
- F. Density, Site and Building Requirements: Density, residential site and building requirements shall be the same as for the HD district.
1. Yard Requirements. Rear Yard - 25 feet; Side Yard - 10% of lot; Front Yard - 25 feet. Rear yard on sound front shall be no less than 50 feet from the mean high water line and if Gulf front no less than 50 feet from the crest of the primary dune line.

2. Building Height Line

- a. Commercial Core Area: No building shall exceed sixteen (16) habitable stories plus one (1) additional story for parking.
- b. Outside Commercial Core Area: No building shall exceed four (4) habitable stories plus one (1) additional story for parking.

G. Signs - See Article 8/Section 8.14.00.

6.07.06 **H - Hotel District.** Intent and Purpose of District: This district is composed of lands and structures used primarily for hotel development with associated commercial and recreational uses.

A. Uses Permitted

- 1. Hotels and motels.
- 2. Commercial and recreational uses associated with the primary hotel or motel use.
- 3. Marinas associated with the primary hotel or motel use.

B. Off-street Parking Requirements - See Section 6.08.06.

C. Traffic Requirements - See Commercial District.

D. Screening Adjacent to Residential Districts - See Commercial District.

E. Density, Site and Building Requirements

- 1. Yard Requirements - See Commercial District.
- 2. Building Height Line
 - a. Commercial Core Area: No building shall exceed sixteen (16) habitable stories plus one (1) additional story for parking.
 - b. Outside Commercial Core Area: No building shall exceed twelve (12) habitable stories plus one (1) additional story

for parking.

F. Signs - See Article 8/Section 8.14.00.

6.07.07 **P - Parks and Public Access.** Intent and Purpose of District: The P - Parks and Public Access District is intended to preserve and maintain the land within those districts for outdoor recreational uses and open space.

A. Uses Permitted

1. Bird and wildlife sanctuaries.
2. Public utilities and service structures allowed in other districts.
3. Parks and greenbelt areas.
4. Public parking.
5. Beach access boardwalks.
6. Picnic areas.
7. Boat launching areas.
8. Public restrooms.
9. Commercial activities for use of public utilizing the site.
10. Golf courses.

6.07.08 **W - Wetland Preservation District.** Intent and Purpose of District: The W District is intended to designate certain areas as preservation. Areas delineated as preservation are environmentally sensitive and permanently set aside for the maintenance of all natural features. Such areas shall not be leased and public access shall not be encouraged but not necessarily prohibited.

6.07.09 **U - Utilities.** Intent and Purpose of District: This district is composed of lands and structures used primarily for public utilities and service structures.

A. Uses Permitted:

1. Public utility and service structures including, but not limited to, water, sewer, fire and police uses.

2. Public parks and recreational areas.
 3. Buildings used exclusively by federal, state or local government for public uses.
- B. Off Street Parking Requirements: See Section 6.08.06
- C. Site and Building Requirements:
1. Yard Requirements - rear yard - 25 feet
side yard - 10% of lot
front yard - 25 feet
- Rear yard on sound front shall be no less than 50 feet from the mean high water line and if Gulf front no less than 50 feet from the crest of the primary dune line.
- D. Signs: See Article 8, Section 8.14.00.

6.08.00 **GENERAL REGULATIONS - NAVARRE BEACH**

6.08.01 **Nonconforming Uses:** The lawful use of a building or land existing for which an existing lease entered into with Santa Rosa County provides for or for which a building permit has been granted as of the date of adoption of this ordinance shall not be affected by this ordinance, although such does not conform to the provisions of this ordinance.

Setbacks as established by the restrictive covenants of any subdivision recorded prior to the effective date of this ordinance shall take priority over the setbacks as established by this ordinance.

6.08.02 **Land Development Certificate:** Before a building shall be added to, erected, reconstructed, structurally altered, moved, removed or demolished, a land development permit shall be obtained from the Director after approval by the Board of County Commissioners or in the case of single family homes, the Director. The permit shall be on a form provided by the Director (except for those single-family homes, or portions thereof, located waterward of the CCCL, which shall require approval of the BCC). Said permit shall be obtained prior to issuance of any building permit.

The Board of County Commissioners may establish by resolution a fee schedule for activities required by this ordinance. The fee schedule may be amended from time to time by resolution of the Board of County Commissioners.

Each application for a Land Development Permit shall be accompanied by a plot plan drawn to scale showing the actual dimensions of the lot to be built upon, the size, shape, height and location of the building to be erected, dimensions and location of existing buildings, and width of front, side and rear yards and conforming to the requirements of Section 4.04.06.

A Land Development Permit shall be valid for the issuance of a building permit for one year after issuance. After that time a new permit must be obtained. A record of the application and plot plan shall be kept in the files of the Director for a period of not less than 3 years.

The Director may revoke a Land Development Permit issued in a case where there has been a false statement or misrepresentation in the application or on the plot plan for which the certificate was issued.

6.08.03 **Buildings to Conform:** No building shall be erected, reconstructed or structurally altered or land be used which does not comply with the regulations established for the district in which the building or land is located. Any building hereafter erected, reconstructed or structurally altered, shall not encroach upon the minimum yards and other open spaces, including the intensity of use provisions, contained in this ordinance. (Every principal building shall front on a street.) No accessory building shall be erected in any front or side yards, shall not occupy more than 25% of the rear yard area. Accessory buildings shall not exceed fifteen feet in height.

6.08.04 **Septic Tanks:** No septic tanks are allowed.

6.08.05 **Fences:** Maximum heights for fences constructed in residential, hotel and commercial districts, excluding fences for solid waste receptacles shall be:

	<u>Solid Fences</u>	<u>Open Wire Fences</u>
Front Yard	4'	5'
Side Yard	4'	6'
Rear Yard	4'	6'

Solid waste receptacles, such as thirty (30) gallon trash cans, ninety (90) gallon carts, or dumpsters, shall have an enclosure to conceal the receptacles from the road; yet provide access to solid waste haulers. The enclosure (fence) may be over the maximum height stated above for the residential districts to successfully conceal said receptacle and shall be designed to compliment the building it services. The enclosure shall have dimensions and height to solely conceal the said receptacle.

There shall be no maximum height for fences in commercial districts except that barbed wire is permitted only on top of a six foot high solid or chain fence.

Where a commercial district is adjacent to a residential district, a fence may be constructed to a maximum height of eight feet on the property line contiguous to a commercial district. Chain link fences shall not be allowed unless approved by the Board of County Commissioners.

6.08.06 **Parking:** Off street parking shall be required in all districts. Temporary parking may be permitted in street right-of-way; however, such parking shall be in addition to the minimum requirements of this section. When the parking standards in this Article are not sufficient in determining the required spaced for a specific land use, the most recent publication of the American Planning Association’s “Off-Street Parking Requirements” may be used.

A. Residential Districts:

- R-1 - 2 spaces per dwelling unit
- R-2 - 1.5 spaces per unit for one bedroom
 2 spaces per unit for two bedrooms
 2.5 spaces per unit for three bedrooms and over
- MD - 1.5 spaces per unit for one bedroom
 2 spaces per unit for two bedrooms
 2.5 spaces per unit for three bedrooms and over
- HD - 1.5 spaces per unit for one bedroom
 2 spaces per unit for two bedrooms
 2.5 spaces per unit for three bedrooms and over

B. Office Buildings: One space for each 200 square feet of gross floor area in the building.

C. Medical or Dental Clinics and Offices: Four spaces for each doctor engaged at the clinic or office, plus one space for each two employees.

D. Schools: Elementary and middle schools, one space for each two employees, plus one space for each classroom; high schools and colleges, one space for each ten students based on design capacity of the school, plus one space for each two employees.

E. Private Clubs, Fraternities, Sororities and Lodges: One parking space for each 200 square feet of gross floor area.

- F. Libraries, Community Centers and other Public Buildings: One space for each 500 square feet of gross floor area in the building, plus one space for each two employees.
- G. Retail and Commercial: One space for each 200 square feet of gross floor area in the building plus one space for each two employees.
- H. Churches, Theaters and Restaurants: One space for each four seats based on total seating capacity.
- I. Hotels and Motels: One parking space for each guestroom, plus one parking space for each three employees.

Any use not specified by these regulations shall require one parking space for each 300 square feet of gross floor area in the building. Where the use is mixed, total requirements for off street parking shall be the sum of the requirements for the various uses computed separately.

Off street loading and unloading for establishments receiving and distributing goods by motor vehicle shall provide such facilities on the premises. No motor vehicle shall be allowed to extend onto a public street right-of-way, sidewalk or alley while loading or unloading.

6.08.06.1 **High Density and Commercial Construction Projects.** All commercial, hotel, and high-density residential construction projects shall make provisions for adequate onsite or offsite parking for all construction related and construction worker vehicles. Such parking may not be on a public right-of way. This requirement shall apply to all future projects and all projects in existence as of the date of adoption of this section.

6.08.07 **Maintenance Associations:** All multiple owner residential or commercial projects are required to have Maintenance Associations approved by the County.

6.08.08 **Lease Agreements:** In addition to this ordinance all development on Navarre Beach shall be subject to the relevant lease agreement between the leaseholder and Santa Rosa County and all other regulations established by Santa Rosa County. The allowance of any building or use under this ordinance shall not establish a property interest or be considered as approval for a leaseholder to construct or develop said building or use. All development on Navarre Beach must also be provided for in the lease agreement between Santa Rosa County and the leaseholder.

Modified 8/27/98
Last Modified 10/22/98

- 6.08.09** **Mobile Homes:** Mobile homes are not permitted on Navarre Beach.
- 6.08.10** **Measurement of Setbacks:** All required setbacks from the Sound shall be measured from the mean high water line existing at the time of application.
- 6.08.11** **Public Access:** When structures are constructed on waterfront property and are to cross on or over areas of public access, this access may not be impeded or blocked by such structures. The owner of said structure must construct or provide public access.
- 6.08.12** **Guidelines for Construction in Navarre Beach Canals:** Docks or boardwalks shall be no higher than the seawall or protrude more than four (4) feet over the water from the seawall. Width shall not exceed into side yard setbacks. Docking pilings may be set in the canal and shall be no further from the seawall than twenty-five (25) percent of the width of the canal. Docking pilings set in the canal shall be limited to four (4) per lot and shall not exceed eight (8) feet in height above the height of the seawall. Any structure and boat combined shall not exceed the above states boundaries (25% of the canals). No structure shall include sidewalls or roof as these may infringe on adjacent property owners water view.
- 6.08.13** **Refuse Collection and Storage**
- A. **Receptacles.** Residential solid waste will be stored in either a thirty (30) gallon outside trash can, a ninety (90) gallon cart, or a dumpster. All receptacles must have a lid which is permanently secured to the receptacle or enclosure.
 - B. **Capacity.** Each residential unit owner will provide a minimum of thirty (30) gallons of solid waste storage per number of bedrooms in the unit.
 - C. All residential units and commercial businesses on Navarre Beach will have a container or enclosure large enough to hold, contain, and conceal solid waste receptacles. The container or enclosure will be constructed to conceal the receptacles from the road and provide access to solid waste haulers. Enclosures and containers shall be designed and landscaped to compliment the unit(s) they service.
 - D. All solid waste materials must be stored inside an authorized receptacle for pickup. The enclosures and containers must be kept clean and sanitary at all times.

6.09.00 CONDITIONAL USES

6.09.01 General Provisions Regulating Conditional Uses: A conditional use shall be permitted by the Board of Adjustment (Zoning Review and Appeals Board) provided the Board finds that the use:

- A. Is so designed, located, and proposed to be operated so that the public health, safety, and welfare will be protected;
- B. Will not unduly adversely affect other property in the impacted area which it is located;
- C. Is consistent with the Goals, Objectives, and Policies of the Santa Rosa County Comprehensive Plan;
- D. Satisfies criteria stipulated for similar uses as described in the following section.

6.09.02 Criteria Regulating Conditional Uses: All approved conditional uses shall be developed and maintained as approved by the Board of Adjustment or Board of County Commissioners as applicable. Failure to do so shall constitute a violation of this ordinance. In addition to the general provisions cited above, a conditional use shall be permitted by the County Board of Adjustment (Zoning Review and Appeals Board) provided the Board finds that the proposed conditional use complies with the following requirements:

- A. Administrative Services (R-3, AG), Business and Professional Offices and Medical Services
 - 1. Sites shall be located within the more highly accessible portions of the respective residential district and near commercial district boundaries, thereby serving as a logical transitional use between residentially and commercially developed areas in the impacted area; and generally should be located on a major thoroughfare as opposed to a local residential street; and where not located on a major thoroughfare, the site should not be adjacent to a single family residential district.
 - 2. The proposed use shall not unreasonably increase traffic on local residential streets in the impacted area.
 - 3. Interior displays generally should not be visible from the exterior of the building, but where visible, they shall be in harmony with the residential character of the impacted area.

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4. In an R-3 district, the use shall not include retail sales as a principal activity.
5. The scale, intensity and operation of the use shall not generate unreasonable noise, traffic, congestion, or other potential nuisances or hazards to continuous residential properties.
6. In an R-3 district, medical office buildings may include as an accessory use an apothecary limited primarily to the preparation and sale of medicine and medical related goods, but, if the apothecary is developed as an accessory use to a medical office building, it shall not exceed five hundred (500) square feet or twenty-five percent (25%) of the gross floor area of any single story within the building.

B. Child Care Services (AG, R-2, R-2M, and R-3)

1. Site shall be located within the more highly accessible portions of residential districts near major thoroughfares so as to discourage traffic along local residential streets in the impacted area.
2. No such facility shall be permitted on a zone lot unless it contains a minimum of seven thousand five hundred (7,500) square feet.
3. One accessory off-street parking space shall be provided for each five (5) children accommodated in the child care facility.
4. Special passenger loading and unloading facilities shall be provided on the same lot for vehicles to pick-up or deliver clientele. Such facilities shall include driveways that do not require any back-up movements by vehicles to enter or exit the premises.
5. All regulations of the State of Florida as amended hereafter that pertain to the use shall be satisfied.
6. The scale, intensity and operation of the use shall not generate unreasonable noise, traffic, congestion, or other potential nuisances or hazards to contiguous residential properties.

C. Civic or Cultural Activities and Clubs (R-3)

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1. Sites shall be located within the more highly accessible portions of respective residential districts and near commercial district boundaries, thereby serving as a local transitional use between residentially and commercially developed area in the impacted area; and generally should be located on a major thoroughfare as opposed to a local residential street; and where not located on a major thoroughfare, the site should not be adjacent to a single family residential district.
2. The proposed use shall not unreasonably increase traffic on local residential streets in the impacted area.
3. The scale, intensity, and operation of the use shall not generate unreasonable noise, traffic, congestion, or other potential nuisance or hazards to contiguous residential properties.
4. Off-street parking shall be provided based on one (1) space for each four (4) seats in an assembly area within the facility, or one (1) space for each five (5) members, or one (1) space for each seventy-five (75) square feet of gross floor area, whichever is the greater.

D. Educational Institutions (AG, AG-2, RR-1, R-1, R-1A, R-1M, R-2M, R-3)

1. High school sites shall be located within the more highly accessible portions of residential districts near major thoroughfares so as to discourage traffic along local residential streets.
2. Depending on the type facility proposed, the minimal spatial requirements for the site shall be similar to standards utilized by the Santa Rosa County School Board and for the State of Florida.
3. No main or accessory building shall be located within twenty-five (25) feet of any side or rear lot line.
4. The applicant, if other than the Santa Rosa County School Board or other public education agency, shall demonstrate a program of systematic instruction and site development plan reasonably conforming with customary standards for respective forms of similar instruction.
5. The applicant shall submit a description of anticipated service areas and projected enrollment by stages if appropriate and relate the same to a development plan explaining:

- a. area to be developed by construction phase;
- b. adequacy of site to accommodate anticipated facilities, enrollment, recreation areas, off-street parking and pedestrian and vehicular circulation;
- c. safety features of development plan; and
- d. landscaped areas, especially treatment of property lines in close proximity to abutting residential properties.

E. Golf Courses (AG, AG-2, RR-1, R-1, R-1A, R-1M, R-2, R-2M, R-3)

- 1. Sites shall be located within the more highly accessible portions of residential districts near major thoroughfares so as to discourage traffic along residential streets in the impacted area.
- 2. The proposed use shall not unreasonably increase traffic on local residential streets in the impacted area.
- 3. Development features, including the principal and accessory building and structures, shall be so located and related as to minimize the possibility of any adverse effects upon adjacent properties.
- 4. The minimum number of off-street parking spaces to be provided shall be four (4) spaces per hole, plus one (1) space per employee, plus spaces as required under Article 7 for other activities developed on the premises.

F. Guest Houses, (or Boarding Houses) and Transient Quarters (AG, NC, HCD)

- 1. Sites shall be located near major thoroughfares so as to discourage traffic along local residential streets. The minimum size lot required shall be fifteen thousand (15,000) square feet.
- 2. Interior displays visible from the exterior of the building shall be harmonious with the character of the impacted area.
- 3. The proposed facility shall comply with applicable regulations in the State Division of Hotels and Restaurants cited in the Florida Administrative Code.

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4. The scale, intensity and operation of the use shall not generate unreasonable noise, traffic, congestion, or other potential nuisances or hazards to contiguous residential properties.

G. Nursing Homes and Special Residential Facilities (AG, R-2, R-2M, and R-3)

1. A description of the program of service shall be submitted with application and the applicant shall demonstrate that the method of operation and delivery of such health services and daily care shall be in compliance with all relevant state and federal standards for operation of nursing homes.
2. The scale, intensity and operation of the use shall not generate unreasonable noise, traffic, congestion or other potential nuisances or hazards to contiguous residential properties.
3. When located in the R-2, R-2M, or R-3 districts, sites shall be situated within the more highly accessible portions of the residential districts near major thoroughfares. When located in the R-2 districts, a nursing home site in addition to the above shall abut a less restrictive district. The intent is to minimize potential adverse impact on the established residential neighborhoods and assure that sites are accessible to major thoroughfares.

H. Places of Worship (AG, AG-2, RR-1, R-1, R-1A, R-1M, R-2, R-2M, R-3)

1. Sites shall be located within more highly accessible portions of residential districts near major thoroughfares so as to discourage traffic along local residential streets of the impacted area.
2. The minimum site for places of worship in residential districts shall be fifteen thousand (15,000) square feet, except within R-1, R-1A, and R-1M zones the minimum size lot shall be one-half acre.
3. No main or accessory building shall be located within fifty (50) feet of any side or rear lot line.
4. The scale, intensity and operation of the use shall not generate unreasonable noise, traffic, congestion or other potential nuisances or hazards to contiguous residential properties.

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- I. Recreation and Park Areas (AG, AG-2, RR-1, R-1, R-1M, R-1A, R-2, R-2M, R-3 residential districts, as well as HCD, and C-1M, commercial districts);
1. Recreation and park areas limited to the following: baseball fields, basketball courts, bathing beaches, benches, bicycle paths, boat dock, boat launching ramp, botanical garden, cooking grills, fishing pier, football field, horseshoe pitching courts, handball / raquetball courts, lawn bowling, picnic tables, softball fields, shuffleboard courts, soccer fields, swimming pool, tennis courts, track and field facilities.
 2. Any public recreation or park site proposed for public recreation shall comply with standards and policies contained in the County Comprehensive Land Use Plan.
 3. The scale, intensity and operation of the use shall not generate unreasonable noise, traffic, congestion or other potential nuisances or hazards to contiguous residential properties.
 4. Site plan approval is required by the Community Planning Zoning and Development Division pursuant to Section 4.04.00 et. Seq. Of this ordinance. Additionally, the site development plan for land use improvements shall provide for such an arrangement and location of uses and facilities on the land as to give the maximum possible separation from and protection to, contiguous and nearby residential property. Where the nature of the activities or facilities on the land present any potential hazard or detriment to contiguous residential properties arising from noise, glare, dust, odors, smoke, vibration, flying objects, or traffic or parking, protection to such contiguous residential properties shall be provided in the form of open spaces, fences, walls, hedges, plantings, enclosures and/or other such means as may be appropriate and effective to prevent or minimize such hazards.
 5. Yards:
 - a. No parking shall be located within twenty-five (25) feet of any residentially zoned property.

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- b. No structure, (except benches, tables, sitting areas, fountains, fences, or walls) as hereinafter provided, shall be provided, shall be located within twenty-five (25) feet of any property line.
- 6. Open space and landscaping is permitted or required in accordance with the requirements set forth in Article Seven.
- 7. Parking shall be required in accordance with the requirements set forth in Article Seven.
- 8. Fences and Walls:
 - a. Fences and walls are permitted or required in accordance with the requirements set forth in Article Seven.
 - b. No fence or wall shall be erected within twenty-five (25) feet of any street line.
 - c. No fence or wall shall be situated within twenty-five (25) feet of any residentially zoned property line shall exceed six (6) feet in height.
- 9. Signage is permitted in accordance with the requirements set forth in Article Eight.
- 10. Facilities for refuse collections and removal of solid wastes shall be provided pursuant to Article Seven.
- J. Public and Private Utilities and Public Facilities (AG, AG-2, ER, RR-1, R-1, R-1A, R-1M, R-2, R-2M, R-3, NC, HCD, PID and C-1M)
 - 1. The location of such facility shall be situated on a site providing the most effective service to such area. The applicant shall demonstrate that such proposed sites are located effectively relative to the service area and that the site proposed is at least equal to the effectiveness of other alternative sites.
 - 2. The location of such facility shall not unreasonably increase traffic on streets in the impacted area.

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3. The scale, intensity and operation of the use shall not generate unreasonable noise, traffic, congestion or other potential nuisances or hazards to contiguous residential properties.
4. General office facilities of a utility shall be located in commercial districts.
5. County facilities shall be allowed in any district.
6. There shall be no time limit placed upon the approval of the Board of Adjustments for public and private utilities.

K. Accessory parking lots (R-2, R-2M, and R-3) as regulated by Article 7 shall also meet the following criteria:

1. The off-street parking area must serve, as an accessory use, a commercially zoned parcel of land on which a permitted principal commercial use is located and may not be used to meet the minimum requirements specified for the principal use being served.
2. When the frontage of any parcel to be utilized for accessory parking is opposite a single-family residential zone, then that frontage shall not be utilized for ingress and egress.
3. Accessory parking shall be limited to the free parking of vehicles by employees or patrons of the principal commercial use being served. The parking area shall not be used as a loading or unloading area, or as a location for a dumpster, repair work, dead storage, dismantling, display, sales, service of any kind, or for any other use except parking of vehicles. No building or structure of any kind, except fences and small directional signs without advertisement, shall be permitted in the off-street parking.
4. The design of the off-street parking area shall preserve a minimum of fifteen (15) percentage of the site for landscaped open space and additional open space, if required, for the surface water drainage pursuant to this code. The off-street parking area shall not be a receiving ground for any water runoff from an abutting site of the principal commercial use being served by the parking area.
5. The applicant shall submit a site plan to the Planning and Zoning Department pursuant to Section 4.04.00 of this Ordinance.

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6. Removal of trees, commencement of construction or other activity shall not be undertaken before site plan approval has been granted by the Planning and Zoning Department. Tree removal permits shall be required within any area approved as an accessory parking area. Where any boundary for such off- street parking directly abuts single family residentially zoned property or property zoned P-1 or P-2, a minimum twenty-five (25) foot landscape strip shall be provided along the common property line between the single family residential or park zoned parcel. All street frontages shall provide a minimum ten (10) foot landscape strip.

Plants shall be provided within this landscape strip to ensure that no parking or maneuvering area is visible from adjacent single family residential zones.

7. Canopy trees (approved by the Planning Director or his designee) shall be installed within the required landscape strip and shall be spaced no greater than forty (40) feet on center.
8. A fence or wall shall be permitted provided the fence or wall is not within the required setback area.
9. In addition to the above requirements, Performance Standards relative to landscaping shall govern the plant materials and quality requirements.
10. All plant material shall be maintained at a minimum height of six (6) feet after a one (1) year growth period commencing from final approval by the County Planning and Zoning Division.
11. Variance to any of these requirements is prohibited.

L. Multiple Family Dwelling Structures (NC, HCD): As defined in Section 6.03.01.

1. The scale, intensity and operation of such use shall not generate unreasonable noise, congestion or other potential nuisances to contiguous residential properties.

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2. Land may be developed to a maximum density of ten (10) units per acre provided bulk regulations as outlined in this ordinance and the more restrictive open space is applied to the entire parcel. The minimum width of any parcel being developed for multiple family purposes shall be one hundred (100) feet.
3. Site plan criteria including but not limited to buffering, fences, etc. Should be designed as to maximize compatibility with adjacent land uses of lesser intensity and provide for a smooth transition where greater or varying intensity in Land Uses exists.
4. Sites should be located within more highly accessible portions of the district nearest major thoroughfares or minor collector streets as opposed to internal residential streets.
5. Appropriate public services and facilities including, but not limited to, sanitary sewers, water supply, roads, etc. must be available.

M. Private Air Strips (AG, AG-2)

1. No commercial hangars or commercial use of such hangars shall be permitted.
2. Hangars shall be accessory to the principal structure and permitted on the same lot as the principal structure without size limitations.
3. Sites must comply with all federal, state and local regulations, including licensing, and shall not interfere with governmental or public airport operations.
4. The Board may make additional recommendations for appropriate conditions and safeguards as agreed upon by the applicant. Violation of such agreements shall be deemed a violation of these zoning regulations.

N. Vehicular Paint and Body Shops (HCD)

1. All paint and body work activities must be performed in a fully-enclosed building, including paint booths approved by the appropriate governmental agencies.
2. Sites must be located within the more highly accessible portions of commercial districts, with limited proximity to residential districts.

3. Where abutting residential districts, an eight (8)-foot privacy fence must be provided for screening, and a twenty-five (25)-foot buffer must be maintained between any structure including accessory buildings and the property line.
4. One (1) parking space must be provided for each 400 square feet of gross floor area.
5. The scale, intensity and operation of the use shall not generate unreasonable noise or potential hazard to contiguous residential or commercial property and should be compatible to surrounding commercial uses.

O. Marinas (HC-1)

1. Marinas to be used primarily for the docking, servicing, storage, sales and rental of watercraft. Major repairs, construction or reconstruction of watercraft is prohibited.
2. Use of watercraft for residential purposes is prohibited.
3. The use shall comply with all other provisions outlined in Section 6.05.14 of these regulations.

P. Restaurants (Drive-Ins) (HC-1)

1. Shall be located in the more highly accessible areas of Bagdad near or on the major through streets.
2. The Architecture, design and character of such restaurants should be in harmony and compatible with surrounding architecture to the greatest extent practical.
3. Minimum parking requirements as described in Section 7.02.03 (B) must be provided on the same lot.

Q. Hotels, Motels (HC1)

1. Site shall be located within more highly accessible portions of the district nearest major thoroughfares so as to discourage traffic along local residential streets in the impacted area.

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2. The minimum width of any parcel developed for hotel/motel shall be 100 feet when measured at the road right-of-way.
3. Site plan criteria including but not limited to buffering and fences should be designed so as to maximize compatibility with adjacent land uses of lesser intensity. In HC-1 districts the architectural design should be compatible with surrounding architecture to the greatest extent practical.

R. Commercial Parking Lots (HC-1)

1. The design of the off-street parking area shall preserve a minimum of fifteen (15) percent of the site for landscaped open space plus additional space as required for surface water drainage pursuant to this code.
2. Where any boundary of such parking lot abuts single-family zoned property, a minimum of twenty-five (25) foot landscape strips shall be provided along the common property line. All street frontages shall provide a minimum ten (10) foot landscape strip.
3. Site plan review as outlined in Section 4.04.00 will be required.

S. R-1 Single Family Development (NC, HCD)

1. Platting requirements as outlined in Article Four (4) of this ordinance are required for all subdivisions.
2. Provisions as outlined in Section 6.05.05 (R-1 District) must be adhered to.
3. Sites should be located so as to maximize compatibility with adjacent land uses and minimize an adverse impact by screening and buffering from adjoining existing incompatible uses.

T. Recreational Vehicles in Flood-Prone Areas (100-year Flood Plain)

1. The recreational vehicle (RV) shall be self-contained and there shall be no need for, or connection to, a septic tank.
2. The RV shall be placed so as to be easily and quickly removed from the site in advance of any approaching flood waters.

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3. The owner of the RV shall be solely responsible for any liability or damage caused to persons or property (public or private) as a result of the RV being located in the flood plain. If the location of the RV impedes the flow of flood waters and causes damage upstream from the RV site, or if the RV is carried downstream by flood waters and causes damage to property, the responsibility for reparations to such property rests solely with the owner of the RV.
4. The placement of the RV shall not have any adverse impact upon adjoining or nearby properties.
5. The Board of Adjustment may impose additional criteria or restrictions based on site-specific circumstances and characteristics.

U. Gravel, Dirt or Earth Material Excavation (AG, AG-2):

1. Sites shall be located no closer than five hundred (500) feet to the nearest recorded residential subdivision. Sites shall be located no closer than five hundred (500) feet to the nearest residential structure unless the owner of said structure indicates in writing that he has no objections. This requirement shall not apply to legal non-conforming gravel, dirt, or earth excavation pits which were in existence prior to adoption of Ordinance 93-04.
2. The operation shall not utilize ingress and egress through any recorded subdivision. Routes shall be chosen as to have the least impact on residential areas.
3. Only the extraction, removal and transportation of material excavated from the site will be permitted.
4. All necessary Federal, State and Local agency approved, permits, etc. shall be required.
5. The Public Works Department shall review the ingress and egress routes to determine if they are suitable for the vehicles and loads to be used and if there are any adverse impacts on County rights-of-way or roadways.
6. The setbacks for any excavated area less than fifty (50) feet deep will be twenty-five (25) feet from all property lines. The setbacks for any excavated area that is between fifty (50) feet and one hundred (100) feet deep will be fifty (50) feet from all property lines.

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The setbacks for any excavated area that is over one hundred (100) feet deep will be one hundred (100) feet from all property lines. These setbacks shall also apply to legal non-conforming gravel, dirt, or earth material excavation pits which were in existence prior to adoption of Ordinance 93-04, except to the extent such operation encroached the setbacks as of the adoption of Ordinance 93-04. However, any encroachment which may have existed as of the adoption of Ordinance 93-04 may not be increased.

V. Recreational Activities:

1. Recreational activities limited to the following: archery range, baseball and/or football fields, bicycle path, boat dock, botanical garden, cabanas, excursion or charter boat dock, handball or racquetball courts, outdoor rifle and pistol range, basketball courts, boat anchorage, boat launching ramp, bridle trails, lawn bowling, cemeteries, concession stands, fishing pier, horseshoe pitching courts, public park, indoor rifle and pistol range, softball field, stadium and bleachers, shuffleboard courts, soccer fields, tennis courts, track and field facilities. However, rifle and pistol ranges shall only be allowed as a conditional use in AG and AG-2 districts.

Recreational activities in HCD, M-1, M-2, C-1M, C-2M, AG and AG-2 may be private enterprise (private ownership for profit) or publicly held (state or county) activities.

The following recreational activities in all residential districts (RR-1, R-1, R-1A, R-1M, R-2, R-2M and R-3) must be public held (state or county) or non-profit activities and limited to: baseball and/or football fields, bicycle path, public boat dock, botanical garden, cabanas, handball or racquetball courts, basketball court, boat launching ramp, lawn bowling, fishing pier, horseshoe pitching court, public park, softball field, shuffleboard courts, soccer fields, tennis courts, track and field facilities.

2. Site plan approval is required by the Community Planning, Zoning and Development Division pursuant to Section 4.04.00 et seq. of this ordinance. Additionally, the site development plan for land use improvements shall provide for such an arrangement and location of uses and facilities on the land as to give the maximum possible separation from and protection to, contiguous and nearby

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residential property. Where the nature of the activities or facilities on the land present any potential hazard or detriment to contiguous residential properties arising from noise, glare, dust, odors, smoke, vibration, flying objects or traffic or parking, protection to such contiguous residential properties shall be provided in the form of open spaces, fences, walls, hedges, plantings, enclosures and/or by other such means as may be appropriate and effective to prevent or minimize such hazards.

3. Yards:
 - a. No parking area shall be located within twenty-five (25) feet of any residentially zoned property.
 - b. No structure, (except benches, tables, sitting areas, fountains, fences or walls) as hereinafter provided, shall be provided, shall be located within twenty-five (25) feet of any property line.
4. Open space and landscaping is permitted or required in accordance with the requirements set forth in Article Seven.
5. Parking shall be required in accordance with the requirements set forth in Article Seven.
6. Fences and Walls:
 - a. Fences and walls are permitted or required in accordance with the requirements set forth in Article Seven.
 - b. No fence or wall shall be erected within twenty-five (25) feet of any street line.
 - c. No fence or wall shall be situated within twenty-five (25) feet of any residentially zoned property line shall exceed six (6) feet in height.
7. Signage is permitted in accordance with the requirements set forth in Article Eight.
8. Facilities for refuse collections and removal of solid wastes shall be provided pursuant to Article Seven.

W. Accessory Buildings:

Placement of an accessory building on a lot directly across right of way from lot where principle single family dwelling is located. The principle lot must have insufficient area for placement of the accessory building. Placement and design of the accessory building must be consistent with existing or pre-existing restrictive covenants.

Accessory building may not:

- a. Be inconsistent with architectural style of surrounding properties.
- b. Negatively impact property values of adjacent properties.

X. Kennels (HCD)

1. All activities shall be located within a fully enclosed soundproof building.
2. Exercise runs shall be completely screened by a eight (8) foot privacy fence or wall.
3. The animals are to be kept inside the soundproof building except for occasional brief exercise periods in the runs.
4. There shall be no odors, noise, or visual effects detectable from the adjoining properties.

Y. Limited Manufacturing and assembly (HCD)

1. All activities in manufacturing and assembly shall be limited to:
 - a. All activities shall be contained in a fully enclosed building.
 - b. If noise is associated with the operation, then the operation must be housed in a fully enclosed soundproof building.
 - c. Gross floor area of the manufacturing and assembly area shall not exceed five thousand (5,000) square feet. Storage area shall not exceed three thousand (3,000) square feet. Office and administrative areas shall not be restricted by square footage.

- d. There shall be no adverse visual effects to adjoining properties.
- e. It shall be buffered from adjoining properties at the discretion of the Community Planning, Zoning and Development Division, in order to eliminate any adverse impact to the area.
- f. Loading and unloading docks shall be to the rear of the building.
- g. No outside storage of any kind.
- h. There shall be no more shipping and receiving activities than normally expected with a general retail sales and service business.
- i. The activity shall be free from danger of fire, explosions, toxic and noxious matter, radiation, smoke, dust, or other particulate matter, and other hazards from offensive noise, vibration, odorous matter, glare and other objectionable influences.
- j. Truck or bus terminal facilities are prohibited.
- k. Building and facilities shall not be of design to be incompatible with other building designs.

Z. Wholesale plant nurseries and landscape services: (HCD)

- 1. The scale, intensity and operation of such use shall not generate unreasonable noise, congestion, or other potential nuisances to contiguous residential properties.
- 2. Site plan criteria including, but not limited to buffering, fences, etc. should be designed so as to maximize compatibility with adjacent land uses of lesser intensity and provide for a smooth transition where greater or varying intensity of land uses exist.
- 3. Sites should be located within more highly accessible portions of the district nearest major thoroughfares.

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4. The Board may make additional recommendations for appropriate conditions and safeguards as agreed upon by the applicant. Violation of such agreements shall be deemed a violation of these zoning regulations.

AA. Trade Service and Repair (AG)

1. All trade service and repair activities must be performed in a fully-enclosed building.
2. Sites must be located within the more highly accessible portions of agricultural districts, with limited proximity to residential districts.
3. Where abutting residential districts, an eight (8) foot privacy fence must be provided for screening, and a twenty-five (25) foot buffer must be maintained between any structure including accessory buildings and the property line.
4. One (1) parking space must be provided for each 400 square feet of gross floor area.
5. The scale, intensity and operation of the use shall not generate unreasonable noise or potential hazard to contiguous residential or commercial property and should be compatible to surrounding commercial uses.

BB. Veterinary Medical Services (AG)

1. Site shall be located within the more highly accessible portions of the agricultural districts, and generally should be located on a major thoroughfare; and where not located on a major thoroughfare, the site should not be adjacent to a single-family residential district.
2. The proposed use shall not reasonably increase traffic on local residential streets in the impacted area.
3. Interior displays generally should not be visible from the exterior of the building, but where visible, they shall be in harmony with the residential character of the impacted area.

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4. The scale, intensity and operation of the use shall not generate unreasonable noise, traffic, congestion, or other potential nuisances or hazards to continuous residential properties.
5. All activities shall be located within a fully enclosed, soundproof building.

CC. Towers and Telecommunications Facilities (AG, AG-2, HCD, M-1 and M-2)

1. Towers and Telecommunications Facilities must meet the standards in Article 7.02.10

DD. Public Fairgrounds (AG, AG-2, M-1, M-2)

1. The scale, intensity, and operation of the use shall not generate unreasonable noise, traffic, congestion or other potential nuisances or hazards to surrounding residential properties.
2. Site plan approval is required by the Community Planning, Zoning and Community Development Division pursuant to Section 4.04.00 et. Seq. of this ordinance. Additionally, the site development plan for land use improvements shall provide for such an arrangement and location of uses and facilities on the land as to give the maximum possible separation from a protection to, contiguous and nearby residential property. Where the nature of the activities or facilities on the land present any potential hazard or detriment to contiguous residential properties arising from noise, glare, dust, odors, smoke, vibration, flying objects, or traffic or parking, protection to such contiguous residential properties shall be provided in the form of open spaces, fences, walls, hedges, planting, enclosures and/or other such means as may be appropriate and effective to prevent or minimize such hazards.
3. Yards:
 - a. No parking shall be located within twenty-five (25) feet of any residentially zoned property.
 - b. No structure, (except benches, tables, sitting areas, fountains, fences or walls) as hereinafter provided, shall be located within twenty-five (25) feet of any property line.

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4. Open space and landscaping is permitted or required in accordance with the requirements set forth in Article Seven.
 5. Parking shall be required in accordance with the requirements set forth in Article Seven.
 6. Fences and Walls:
 - a. Fences and walls are permitted or required in accordance with the requirements set forth in Article Seven.
 - b. No fence or wall shall be erected within twenty-five (25) feet of any street line.
 - c. Any fence or wall situated within twenty-five (25) feet of any residentially zoned property line shall not exceed six (6) feet in height.
 7. Signage is permitted in accordance with the requirements set forth in Article Eight.
 8. Facilities for refuse collections and removal of solid wastes shall be provided pursuant to Article Seven.
 9. Roadways for ingress and egress shall be reviewed to determine if they are suitable for the vehicles and loads to be used and if there are any adverse impacts on County rights-of-way or roadways.
 10. The approval for Conditional Use shall be for the operation of a public fair. If the applicant proposes additional uses for the property, those uses may be considered as part of the original conditional use application. However, each use shall be evaluated with the appropriate conditional use criteria.
- EE. Commercial Outdoor Amusement Activities (HCD, M-1, M-2, C-1M, and C-2M)
1. Commercial outdoor amusement activities including but not limited to skateboard parks, for-profit carnivals or fairs, miniature golf facilities, and zoos.

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2. The scale, intensity, and operation of the use shall not generate unreasonable noise, traffic, congestion or other potential nuisances or hazards to surrounding residential or commercial properties.
3. Sites should be located within more highly accessible portions of Commercial districts nearest major thoroughfares or minor collector streets as apposed to internal residential streets.
4. Site plan submitted with the conditional use application shall demonstrate that the site will be designed to maximize compatibility with adjacent land uses of lesser intensity and provide for a smooth transition where greater or varying intensity in land uses exist. When the site abuts residential districts, an eight (8) foot privacy fence must be provided for screening, and a twenty-five (25) foot vegetative buffer, according to Section 7.02.02, must be maintained between the activity and the property line.
5. If the site abuts or is within three hundred (300) feet of a residential zoning District, the following restrictions on lighting and noise shall apply:
 1. The total cutoff light shall be at an angle of less than ninety (90) degrees and shall be located so that the bare light bulb, lamp, or light source is completely shielded from the district view of an observer five (5) feet above the ground where the cutoff angle intersects the ground and so that no light can be viewed for said residential districts.
 2. Loudspeaker, announcement systems, music and other noises shall be located with respect to the zoning district boundaries that the level of sound, as measured in decibels, at the property line shall not exceed 40 db during the hours of 9 a.m. to 6 p.m. or 35 db during the time period from 6 a.m. to 10 p.m. when any commercial outdoor amusement activity so located shall close.
6. Setbacks for any commercial outdoor amusement activity, including uses and structures, shall be at least fifty (50) feet from all property lines. When such commercial amusement activity abuts residential zoning districts, the setback shall be at least two hundred (200) feet from those property lines.

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